

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that James M Porter

Located At 12 OBRION ST

Job ID: 2011-04-788-ALTR

CBL: 003 - - O - 006 - 002 - - - -

has permission to Replace existing upper level 7' x 14' Deck and stairs provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-04-788-ALTR	Date Applied: 4/12/2011	CBL: 003 - - O - 006 - 002 - - - - -	
Location of Construction: 12 OBRION ST - Unit #2	Owner Name: James M Porter	Owner Address: 304 Pleasant Valley Rd Mendham, NJ 07945	Phone:
Business Name:	Contractor Name: Patrick L Richards,	Contractor Address: 52 Elmwood Ave, South Portland, ME	Phone: 210-0045
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: <i>residential</i> Four Unit Condominium	Proposed Use: Same: Four Unit Condominium of which this is one - To replace an existing deck and stairs	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IBC-2009
Proposed Project Description: 12 Obrion St #2- replace deck and stairs		Signature: CAPT. R. [Signature] Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conditions</i> 4/13/11</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-788-ALTR

Located At: 12 OBRION

CBL: 003 - - O - 006 - 002 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. It is understood that the size of the existing deck will not be enlarged. All work shall be within the existing footprint. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a four residential condominium building. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

1. All construction shall comply with City Code Chapter 10.
2. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans including:
 - 42" height on all guards
 - 7" rise, 11" run no nosing, solid risers or < 4", < 6" at triangle
 - Lag screws 1/2" (2) staggered @ 23" OC
 - Handrail to be returned, one side allowed as this served one unit
 - No lateral bracing required, deck connected on 3 sides

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks
 2. Final framing and finish at completion

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



XVSV

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>12 O'BRYEN ST., NAT 2, PORTLAND ME. 04101-4614</u>		
Total Square Footage of Proposed Structure/Area <u>8x14 = 112 #</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>003-0-006-002</u> Block# Lot# <u># 50634</u>	Applicant * <u>must be owner</u> Lessee or Buyer* Name <u>JAMES M. PORTER TRUSTEE</u> <u>KATHRYN A. PORTER TRUSTEE</u> Address <u>304 Pleasant Valley Rd</u> City, State & Zip <u>MENDHAM N.J. 07945</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7500</u> C of O Fee: \$ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>condominium</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Replace existing deck 7x14</u>		
Contractor's name: <u>PATRICK L RICHARDS</u> Address: <u>52 Elmwood Ave</u> City, State & Zip <u>South Portland Me 04106</u> Telephone: <u>210 0045</u> Who should we contact when the permit is ready: <u>Patrick Richards</u> Telephone: <u>210 0043</u> Mailing address: <u>52 Elmwood Ave South Portland</u>		

Copy

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED
APR 2 2011
City of Portland - Inspections

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/4/11

This is not a permit; you may not commence ANY work until the permit is issued

Plan Review comments 12 Obrion St. Job # 2011-04-788

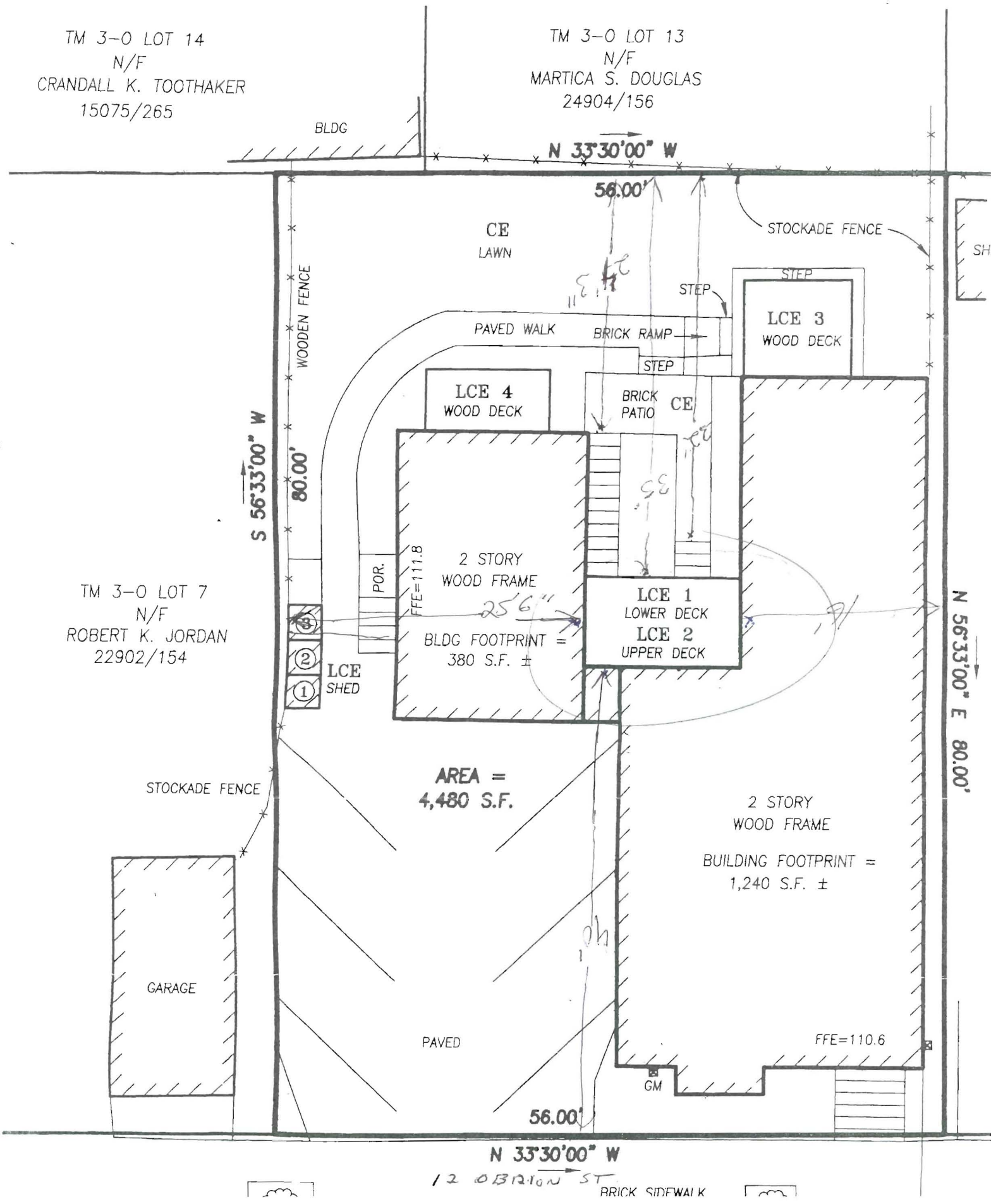
5/5/11 Spoke with contractor Patrick R., about list of required details as noted on plans including:

1. 42" height on all guards
2. 7" rise, 11" run no nosing, solid risers or < 4", < 6" at triangle
3. Lag screws ½" (2) staggered @ 23" OC
4. Handrail to be returned, one side allowed as this served one unit
5. No lateral bracing required, deck connected on 3 sides

TM 3-0 LOT 14
N/F
CRANDALL K. TOOTHAKER
15075/265

TM 3-0 LOT 13
N/F
MARTICA S. DOUGLAS
24904/156

TM 3-0 LOT 7
N/F
ROBERT K. JORDAN
22902/154



12 OBRIGON ST
BRICK SIDEWALK

Job Summary Report
Job ID: 2011-04-788-ALTR

Report generated on Apr 13, 2011 8:51:47 AM

Job Type:	Alterations Residential SF/Duplex	Job Description:	12 Obrion St #2 <i>unit</i>	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1119	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	8,000	Square Footage:			
Related Parties:		James Porter		<i>Property Owner</i>	
		Patrick L Richards - Patrick Richards		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 50634

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	
	003 0 006 002						-70.242878	43.665095	
		Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)			
		1				12 OBRION STREET WEST			
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code	
RESIDENTIAL CONDOS		<i>R-6</i>					DISTRICT 1		

Structure Details

Structure: 4 Unit Condo #2

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Three - Four Family Building	0			12 OBRION STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20112652

Permit Data

4 unit cond

BUILDING

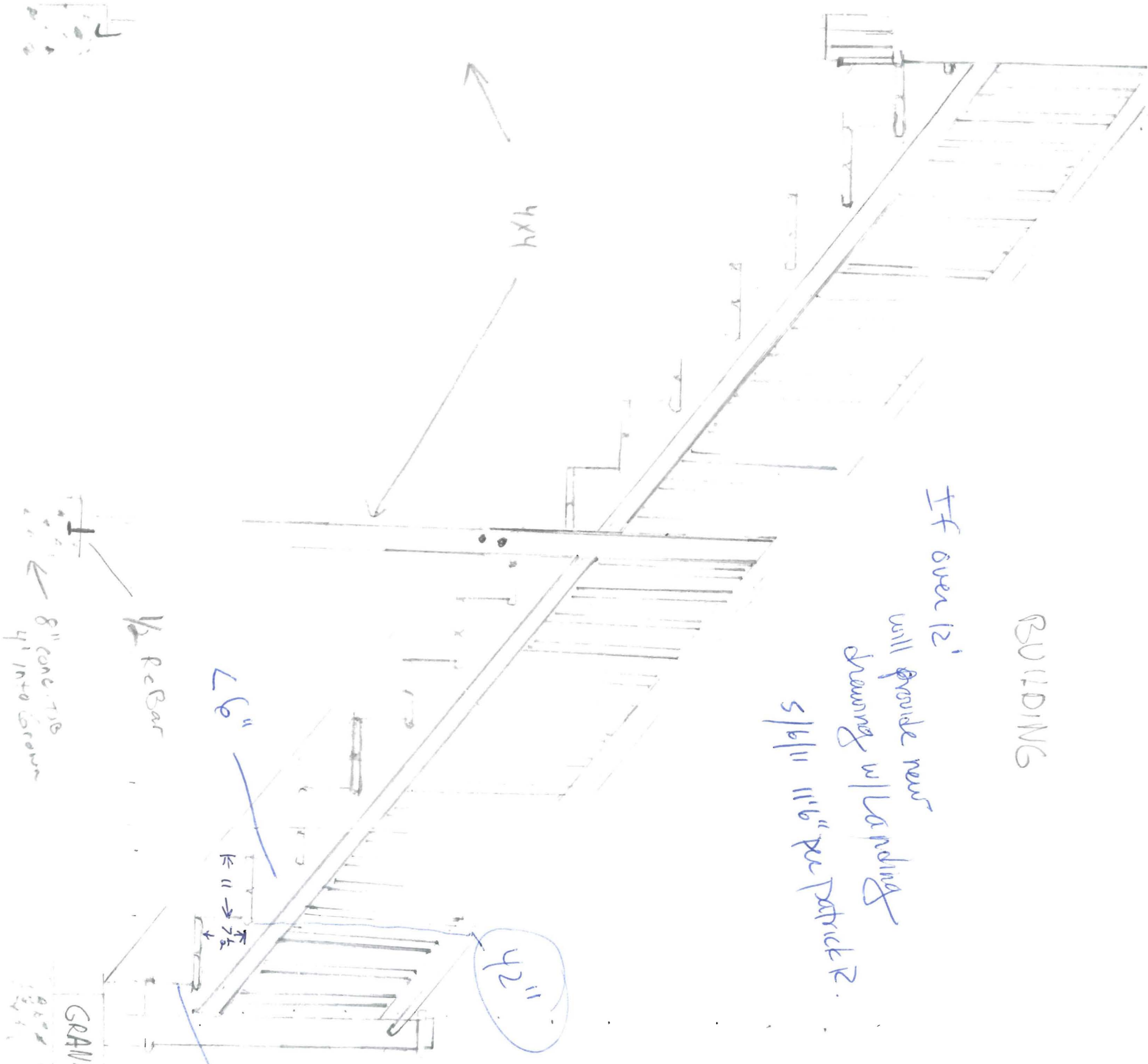
If over 12'

will provide new
drawing w/ Lapping

5/6" 11"6" per Patrick R.

5/6"

Additional notes per Patrick R. Tel/ken.
He says this serves only one unit



42"

L 6"

1/2 ReBar

8" conc. TJB
4" into ground

GRANITE

Rock
Stone
OUT

To be 7" Pipe
11" Run
solid riser
Vertical no nos 1/2"

BUILDING

BUILDING

7x14 Deck Framing Plan

2x8 Lag Bolts in to Blocking 2 Staggered

Joist Hangers

1/2 CARTRIDGE Bolt

3-2x12 BK

2x8

← 16" →



Stringers

BUILDING

Approved Framing
As per 3 sites

RECEIVED

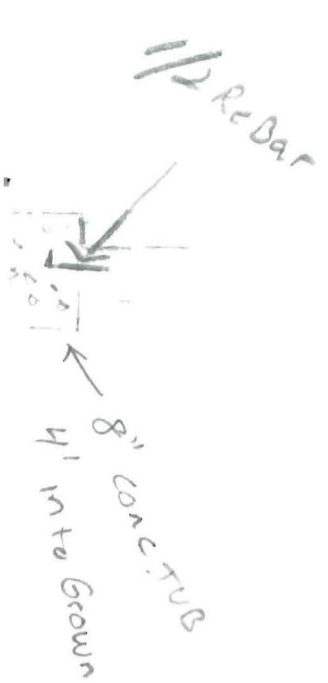
APR 12 2011
Dept. of Building Inspections
City of Portland Maine

All notes
576" per
42" per
Patrick R.

BUILDING

BUILDING

WALKWAY



4x4

METAL ROOFING
Screwed to under Deck

1/2 SQ FOOT
3/5 COB

Reins

Stringers
NO OPEN RISERS

4x4

BUILDING

30"
42"

