

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND

BUILDING INSPECTION  
PERMIT

Permit Number: 041420

Please Read Application And Notes, If Any, Attached

This is to certify that Conroy Catherine T/Andy Locke & Phil Nappi  
has permission to Re-build 6' x 10' second fl. Deck & 6' x 13' first fl deck, stairs & railings  
AT 42 Runnells St CBL 176 G008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Deanne Banke* 9/23/0  
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-1420	Issue Date:	CBL: 176 G008001
-----------------------	-------------	---------------------

Location of Construction: 42 Runnells St	Owner Name: Conroy Catherine T	Dwner Address: 42 Runnells St	Phone:
---	-----------------------------------	----------------------------------	--------

Business Name:	Contractor Name: Andy Locke & Phil Nappi	Contractor Address: Portland	Phone:
----------------	---	---------------------------------	--------

Lessee/Buyer's Name	Phone:	Zone: RS
---------------------	--------	-------------

Past Use: Two Family	Proposed Use: Two Family w/multi-level deck re-build	Permit Fee: \$156.00	Cost of Work: \$14,600.00	CEO District: 3	14,162
-------------------------	---	-------------------------	------------------------------	--------------------	--------

<input type="checkbox"/> Denied Use Group: R3 Type: SB BOCA 1999
---

Proposed Project Description: Re-build 6' x 10' second fl. Deck & 6 x 13' first fl deck, stairs & railings	Signature: <i>JMB</i>	Signature: <i>JMB</i> 9/23/04
---	-----------------------	-------------------------------

Permit Taken By: jmb	Date Applied For: 09/23/2004	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>JMB</i> 9/23/04	Date:	Date: <i>JMB</i>

**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	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1420	<b>Date Applied For:</b> 09/23/2004	<b>CBL:</b> 176 GO08001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 42 Runnells St	<b>Owner Name:</b> Conroy Catherine T	<b>Owner Address:</b> 42 Runnells St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Andy Locke & Phil Nappi	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Two Family w/multi-level deck re-build	<b>Proposed Project Description:</b> Re-build 6' x 10' second fl. Deck & 6' x 13' first fl deck, stairs & railings
--	---

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/23/2004

**Note:** **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/23/2004

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

# All Purpose 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>42 RUNNELLS STREET PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>222'</u>	Square Footage of Lot <u>15,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>176</u> Block# <u>6</u> Lot# <u>8</u> <u>SEE ATTACHED BOUNDARY SURVEY</u>	Owner: <u>CATHY CONROY</u>	Telephone: <u>775-5125</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CATHY CONROY</u> <u>42 RUNNELLS ST</u> <u>PORTLAND, ME 775-5125</u>	Cost Of Work: \$ <u>14,643</u> Fee: \$ <u>156.00</u>
Current use: <u>EXISTING DECK, 3 SEASON ROOM</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>NEW DECK, REPAIRS AND DECK REPAIRS TO</u>		
Project description: <u>3 SEASON ROOM, NEW WINDOWS</u>		
Contractor's name, address & telephone: <u>ANDY LOCKE 10 SULLIVAN LANE</u> <u>SAL ME 07102</u>		
Who should we contact when the permit is ready: <u>CONTRACTOR</u> <u>590-2174</u>		
Mailing address: <u>SEE ABOVE</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>590-2174</u></p>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: <u>[Signature]</u>	Date: <u>9/13/04</u>
--	----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	L7b G008001
Location	42 RUNNELLS ST
Land Use	TWO FAMILY
Owner Address	CONROY CATHERINE T 42 RUNNELLS ST PORTLAND ME 04103
Book/Page	14188/73
Legal	176-6-8-9 RUNNELLS ST 42-48 14162 SF

830 9/23

#1420

RS

**Valuation Information**

Land	Building	Total
\$36,440	\$86,730	\$123,170

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1930	Old Style	2	1763	0.325	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		10	Full Finsh	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1930	13X20	D	A

**Sales Information**

Date	Type	Price	Book/Page
09/30/1998	LAND + BLDING	\$72,500	14188-073

**Picture and Sketch**

Picture

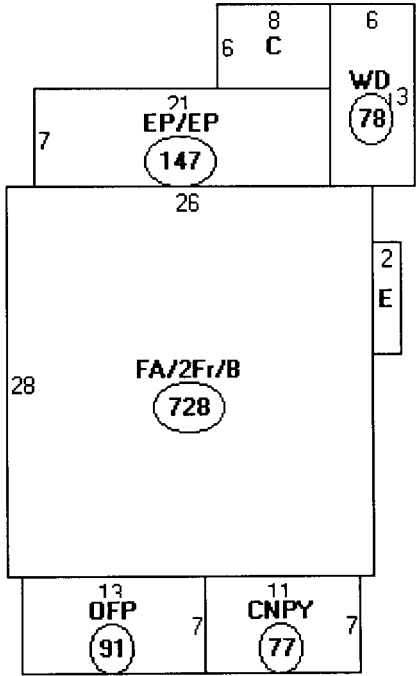
Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**





Descriptor/Area

- A: FA/2Fr/B  
728 sqft
- B: EP/EP  
147 sqft
- C: 2sWD  
48 sqft
- D: WD  
78 sqft
- E: FBAY/B  
16 sqft
- F: CNPY  
77 sqft
- G: OFF  
91 sqft

1,185 SF  
260 garage  

---

1,445 SF  
48 additional deck

1,493 SF

14,162  
x 40%  

---

5,664.80 SF

OK



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: 2 Rinnells Street  
Date of Issue

Issued to William Dowd

Dec. 31, 1981

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 81/1183, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES:

APPROVED OCCUPANCY

Entire

2 Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

12/31/81 Rayton C. Gossard  
(Date) Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



The monumentation is ~~not~~ in harmony with current deed description

The building setbacks are ~~not~~ in conformity with town zoning requirements.

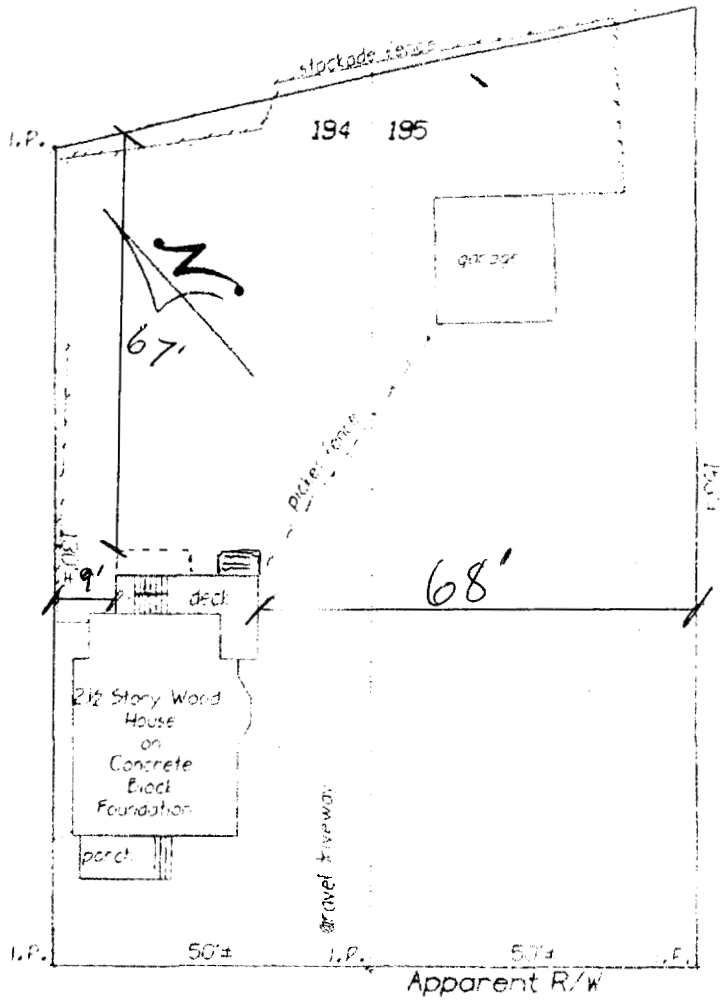
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency, the ~~appears~~

special flood hazard zone as indicated on community-panel # 230051 0013 B

OWNER: Karen Jayne Nadeau 4  
Catherine Teresa Conroy

RT Zoning

Rear 20' Req 67' shown  
Side 2 story  
For every foot extra on one side can be reduced on the other to no less than 8'  
Shows 9'



Runnells Street  
(bituminous)

Belfield Street

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

BRUCE R. BOWMAN, INC  
P.O. Box 12A  
Cumberland, Maine 04021  
Phone. (207) 829-3955  
Fax (207) 829-3527



PLAN BOOK 11 PAGE 29,123 LOT 194,195  
DEED BOOK PAGE COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: \_\_\_\_\_

ANCHORS / HANGERS

1/2" x 8" ANCHOR BOLTS

POST BEAM ANCHORS FOR 4" x 4" (SIMPSON)

JOIST HANGERS 2x6" 2x8" STANDARD HANGER



Graspable handrail  
to code made from  
decking material  
w/ returns  
or dove |

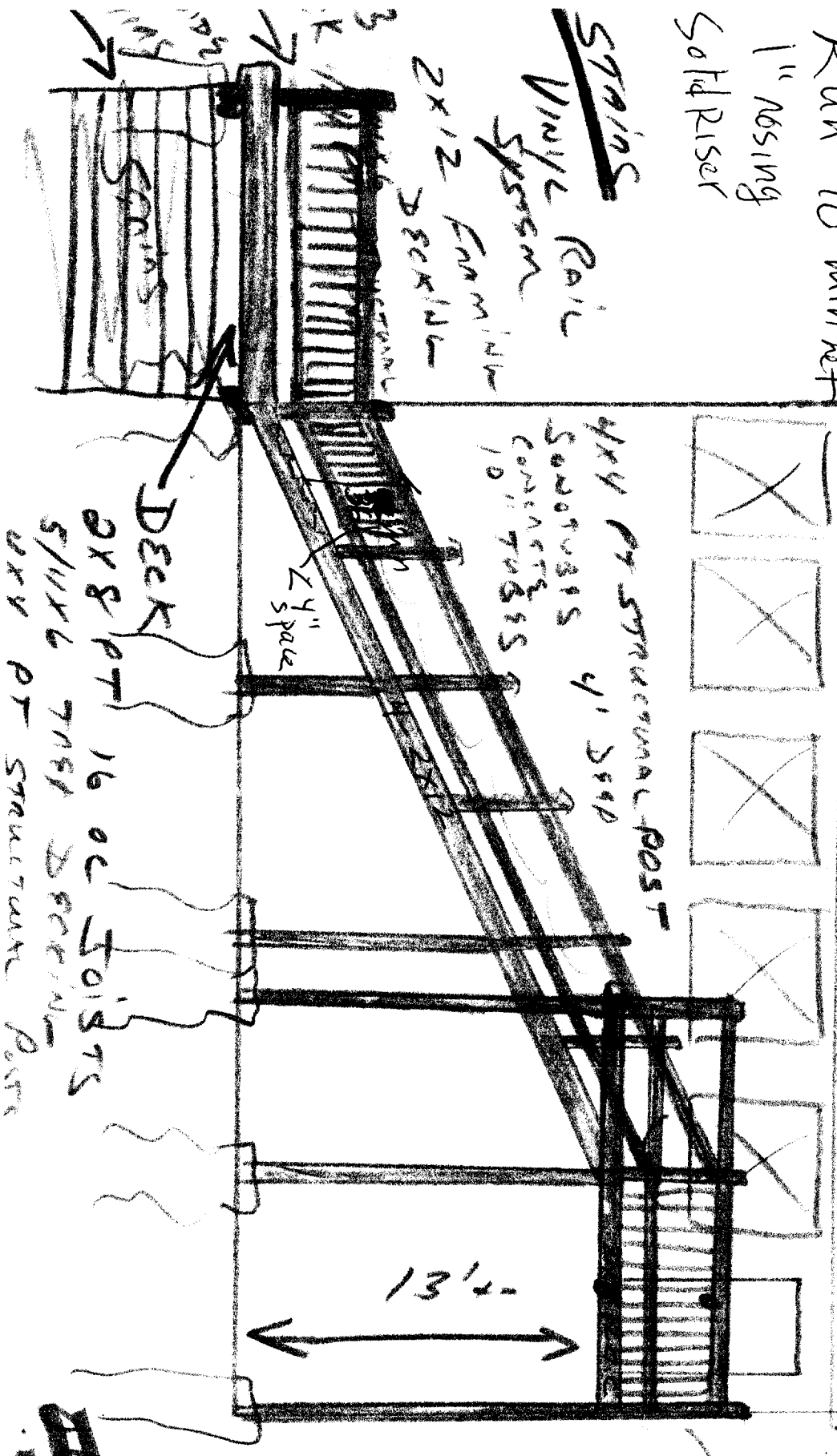
Rise 7 3/4 max

Run 10" min net

1" nosing  
Solid Riser

Stairs  
Vinyl Rail  
System

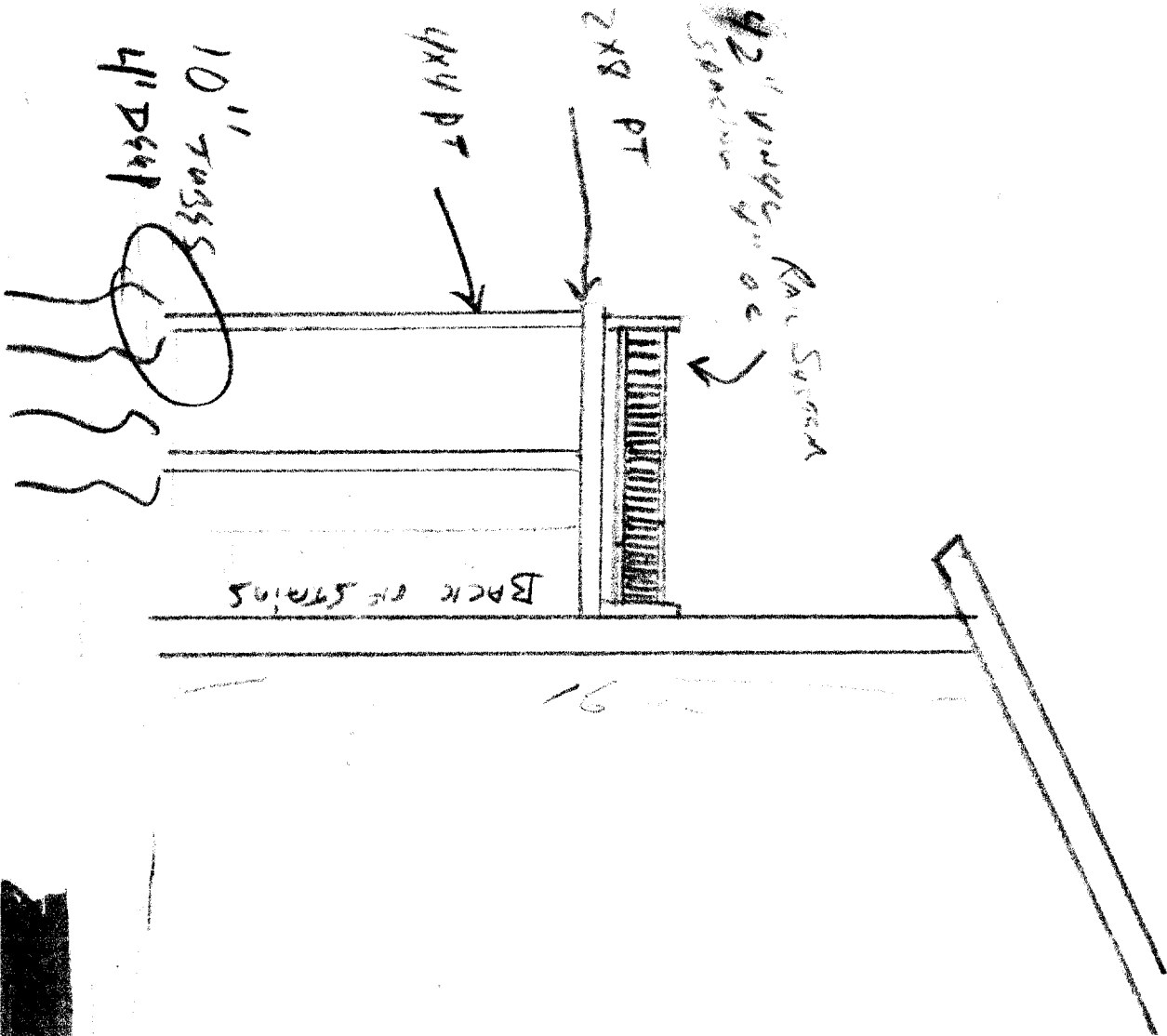
2x12 Framing  
Decking



6x10  
Deck

13' 1/2

~~Deck~~



2x6 12" O.C. Joists

2-2x8 beam

Joists

13x6 Deck  
Wood Level

16R @ 7 1/2" 2-2x8  
1ST @ 10" 2x8  
Based on  
120" Rise

2x8

Deck starts here

CONCRETE  
1/2" x 12"  
Bigger  
Have

FRAMING

2x8, PT, 16 OC

STAIR FRAME 2x12 PT, 16 OC OR CROSS

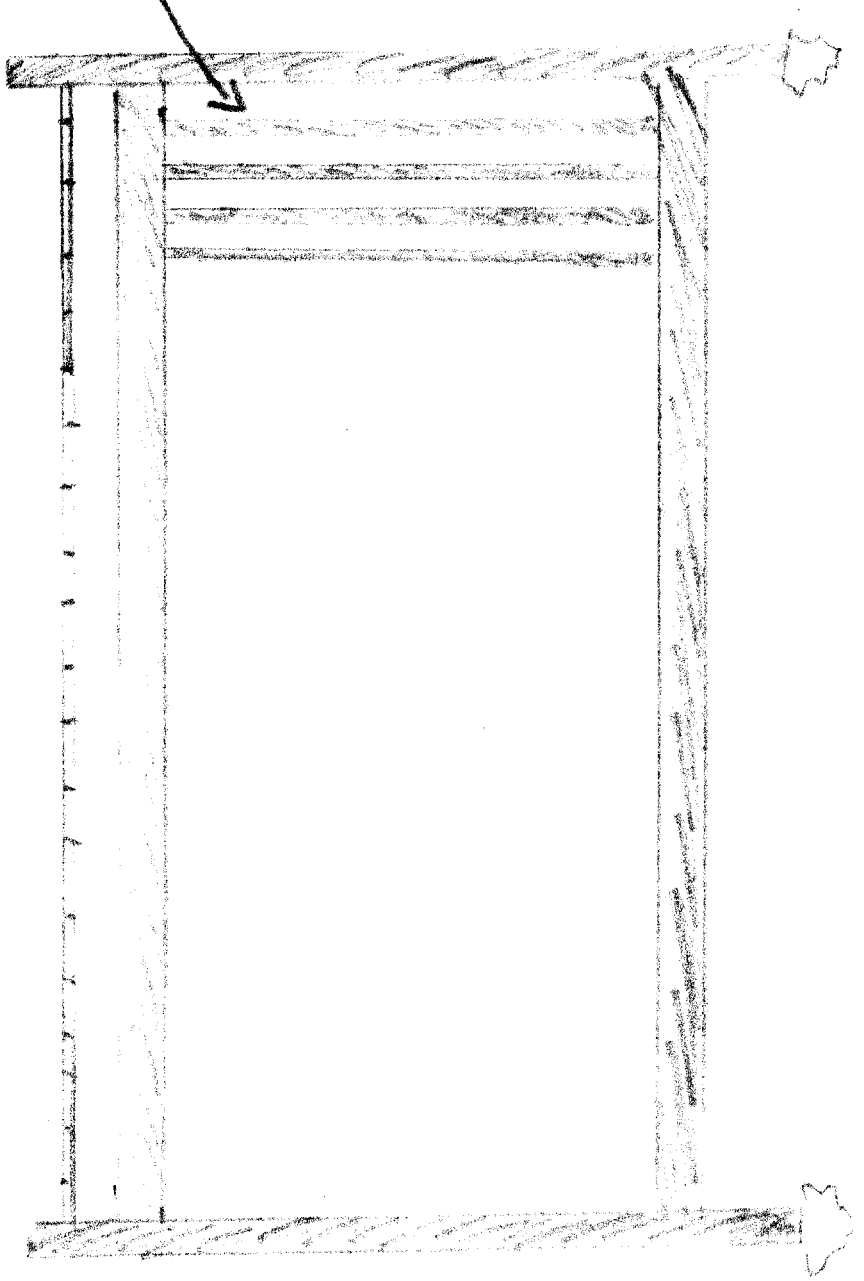
5/16x6 TRK DECKING  
1/4x4 PT STRUCTURAL POSTS  
SQUARE CONCRETE 4' DIA

2-2x8

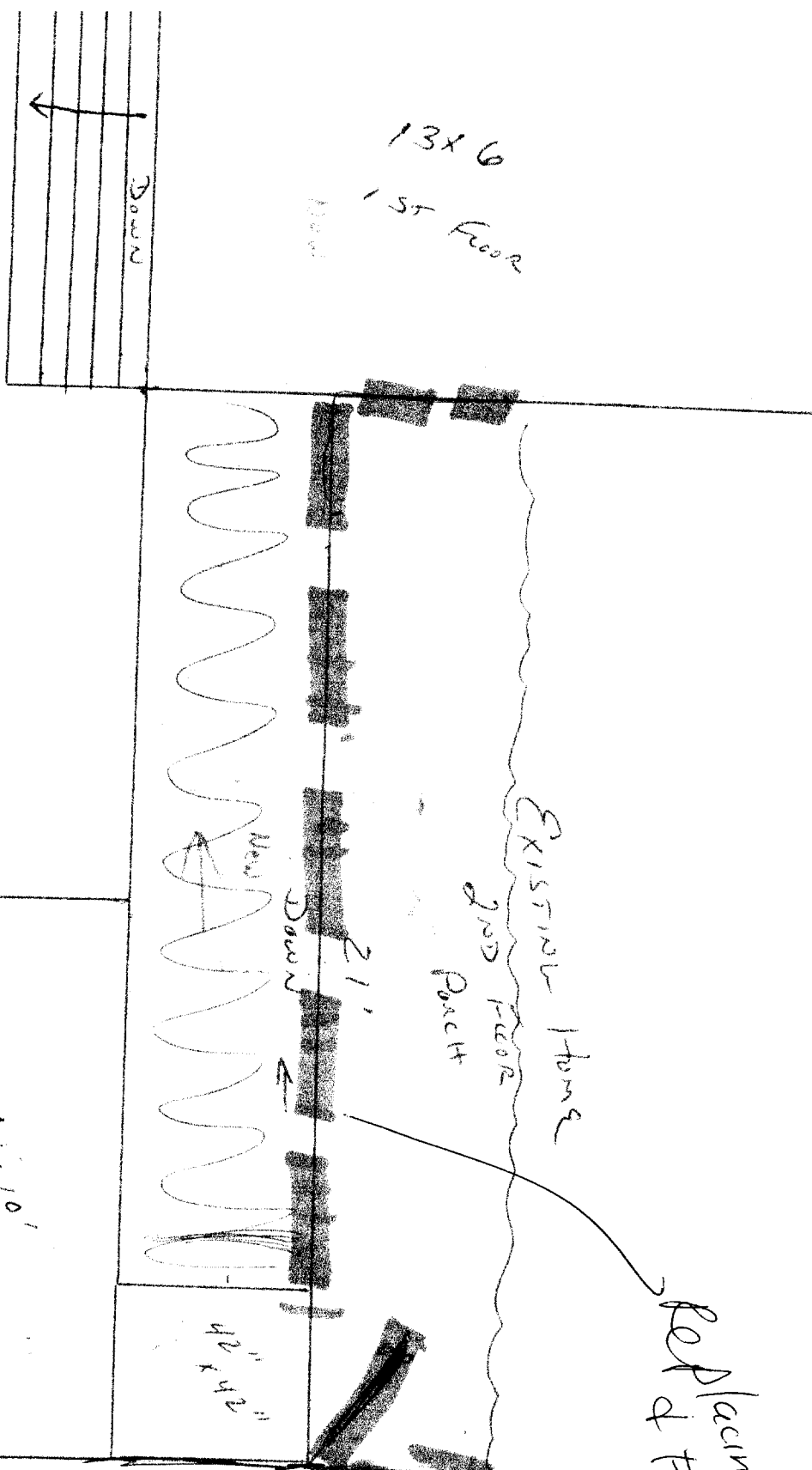
2x12

2x8

9



Vinyl Rail System over wood 42" tall to top rail  
Decking material (1" thick Decking)  
No space ~~space~~ <sup>more</sup> than 4" between rail balusters



Replacing windows  
 2x4  
 Headers  
 Jacks  
 Chaining  
 Scaffolding

PLAN

FACTS 14 STAIR RISERS From Current Deck to Door opening  
 WITH 21' TO TRAVEL.

13' x 6'

8' x 10'

42" x 42"

# CAREFREE VINYL RAILING FOR HOME OR BUSINESS



## Hampton

Whether you own a simple bungalow or a post-modern condo, you'll enjoy the informal styling of our most popular Railing. Hampton (like all our Railing) can be installed between existing pillars or secured to sturdy metal reinforced vinyl posts.



## A Brock Deck™ Systems Railing Will . . .

### Insure Your Family's Safety

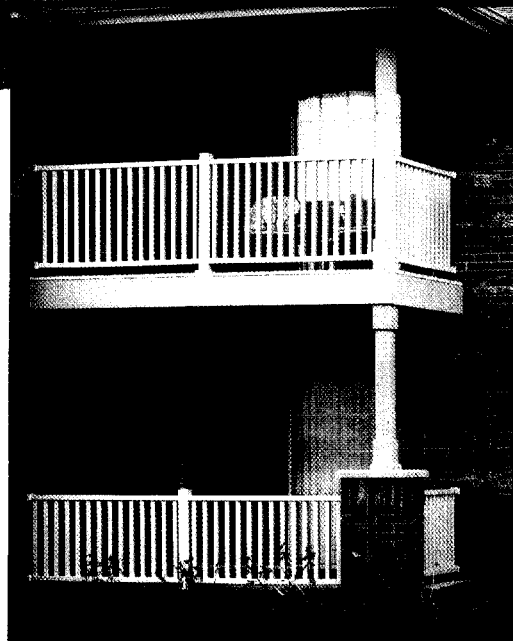
- Sturdy and Durable Construction
- Smooth Sliver-proof Surface
- Hidden Fasteners

### Provide Peace of Mind

- Steel Reinforced Rails
- Weather and Insect Proof
- Patented Rail Locks

### Add Lasting Beauty

- Classic Decorative Styling
- Permanent "Never Paint" Vinyl
- Three Complementary Colors:
  - Alpine White
  - Dove Gray
  - Desert Tan



## Vanderbilt

Vanderbilt is the perfect Railing for commercial applications. Our 1-3/4 inch square picket provides the superior strength necessary for high-use walkways and second story projects. Vanderbilt is also a wise choice for homeowners with active children and pets.

## Eastport

Eastport adds eye-catching architectural detail to your family home or business. The elegant vinyl spindles provide the beauty of wood without the maintenance. This traditional looking style is available in Alpine White to complement rambling verandas and porches.





# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA ~~Re-Bar~~ Schedule Inspection: Prior to pouring concrete
- NA ~~Foundation~~ Inspection: Prior to placing ANY backfill
- NA ~~Framing/Rough Plumbing/Electrical~~: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA ~~CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature]  
Signature of Applicant/Designee

9/23/04  
Date

[Signature]  
Signature of Inspections Official

9/23/04  
Date

CBL: 176-G-8

Building Permit #: 04-1420