

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that **CRAIG SCHEIDER,**  
**54 CUMBERLAND AVENUE, LLC**

Located At **56 CUMBERLAND AVE.**

Job ID: **2011-04-841-ALTR**

CBL: **013 - -L - 003 - 001 - - - -**

has permission to demo existing 1st & 2nd Flr decks and Rebuild

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

04/29/2011

\_\_\_\_\_  
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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-04-841-ALTR

Located At: 56 CUMBERLAND

CBL: 013 - - L - 003 - 001 - - - -

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The replacement decks shall be within the existing footprint (6' wide). It shall not be expanded.
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 two family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical (**exterior illumination is required**), plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
  2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
  3. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal, see **attached**.
  4. R502.2.2.1 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot (PSF) [40 PSF live load plus 10 PSF], the connection between a deck ledger of pressure preservative- treated Southern Pine, incised pressure-preservative- treated Hem-Fir or *approved* decay-resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/2-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. *Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.*
  5. As discussed with the Owner, The Girders (spanning 8 feet) shall be sized in accordance with the IRC. 2009 or of approved engineer lumber; the deck joist shall be supported by approved hangers or the ends of each just shall have not less than 1.5 inches of bearing on wood.
  6. **Note: The each unit shall be provided with an approved primary safe means of escape during all construction phases.**
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# 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>54 CUMBERLAND AVE</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>9054</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>13      L      3.</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>54 CUMBERLAND AVE, LLC</u> Address <u>PO Box 8316</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>207-318-6078</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Craig Schneider</u> Address <u>SAME AS ABOVE</u> City, State & Zip	Cost Of Work: \$ <u>3000</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>2 UNITS</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>DEMOL 1ST + 2ND Floor Deck + Porches.</u>		
Contractor's name: <u>SCHNEIDER BUILDING + RENOVATING, LLC</u> Address: <u>PO Box 8316</u> City, State & Zip <u>PORTLAND ME 04104</u> Telephone: _____ Who should we contact when the permit is ready: <u>CRAIG</u> Telephone: <u>318-6078</u> Mailing address: <u>PO Box 8316 PORTLAND ME 04104</u>		

95037

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

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](http://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.

**RECEIVED**  
APR 19 2011

Department of Building Inspections  
City of Portland, Maine

Signature: [Signature] Date: 4/19/11

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

4/19/11

**Job Summary Report**  
**Job ID: 2011-04-841-ALTR**

Report generated on Apr 21, 2011 8:54:21 AM

<b>Job Type:</b>	Alter/Adds to Residential SF/Duplex	<b>Job Description:</b>	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	1182	<b>Tenant Name:</b>
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>
<b>Estimated Value:</b>	3,000	<b>Square Footage:</b>		
<b>Related Parties:</b>		* 54 CUMBERLAND AVENUE LLC		<i>Property Owner</i>
		Schneider Craig - CRAIG SCHNEIDER		<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: 1612**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M11255	013 L 003 001		M				-70.249515	43.665276

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				56 CUMBERLAND AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE					DISTRICT 1	EAST END

**Structure Details**

**Structure: 2 units**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			56 CUMBERLAND AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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**Permit #: 20112878**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
1612	2 units	Initialized	Demo existing 1st & 2nd Fir decks and Rebuild			

**Job Summary Report**  
**Job ID: 2011-04-841-ALTR**

Report generated on Apr 21, 2011 8:54:21 AM

Page 2

**Inspection Details**

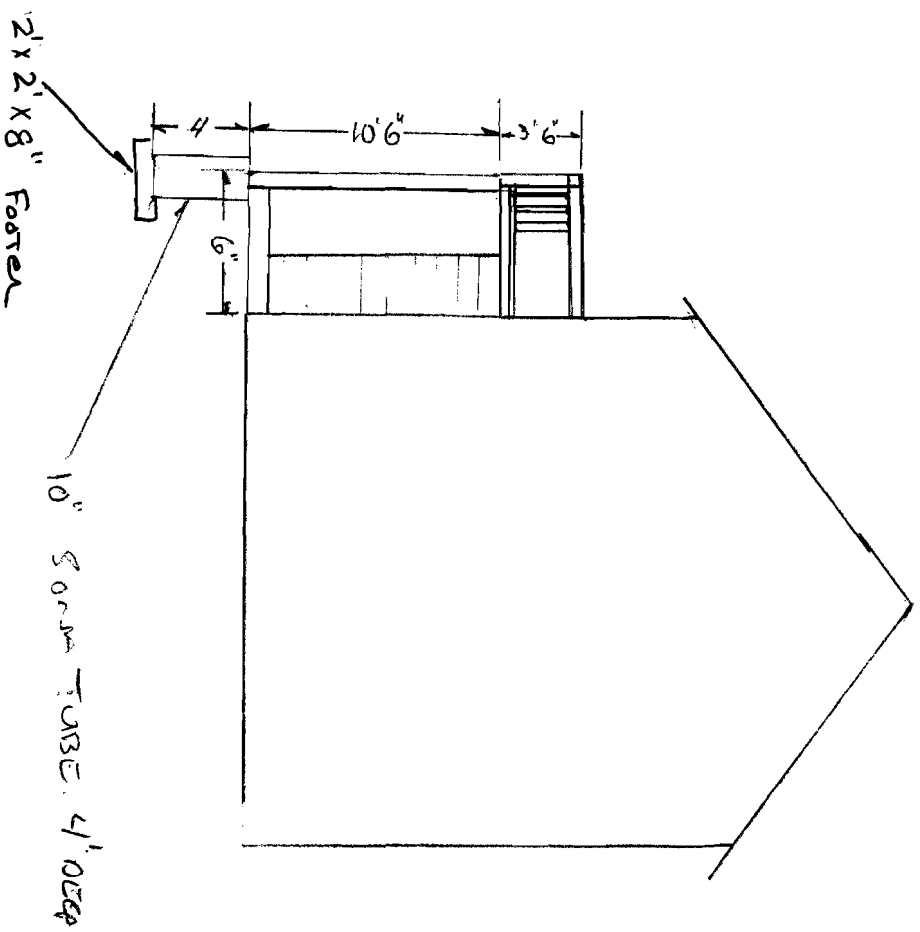
<b>Inspection Id</b>	<b>Inspection Type</b>	<b>Inspection Result Status</b>	<b>Inspection Status Date</b>	<b>Scheduled Start Timestamp</b>	<b>Result Status Date</b>	<b>Final Inspection Flag</b>
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**Fees Details**

<b>Fee Code Description</b>	<b>Charge Amount</b>	<b>Permit Charge Adjustment</b>	<b>Permit Charge Adj Remark</b>	<b>Payment Date</b>	<b>Receipt Number</b>	<b>Payment Amount</b>	<b>Payment Adjustment Amount</b>	<b>Payment Adj Comment</b>
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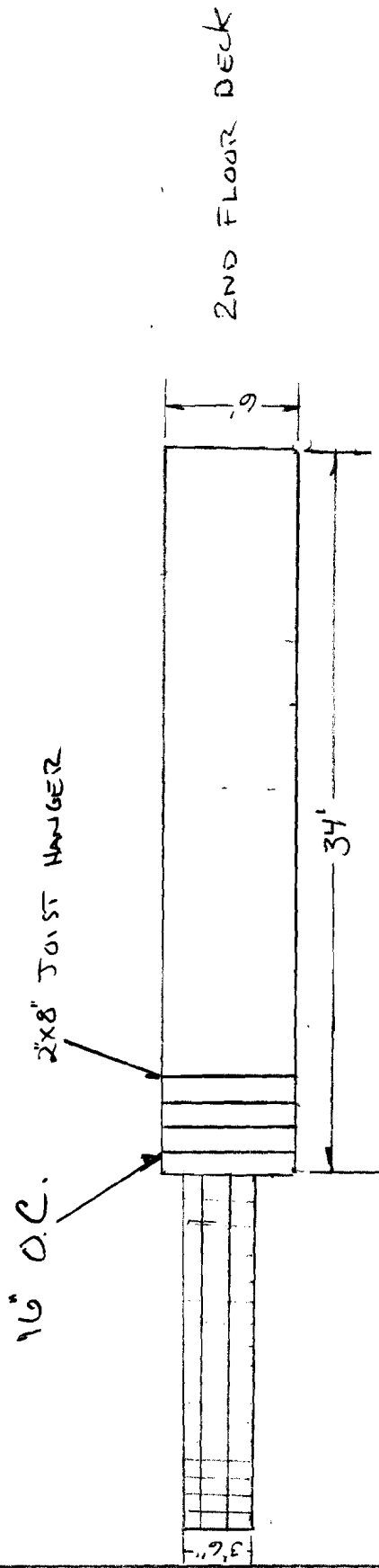
END VIEW  
54 CUMBERLAND ARE

Demol EXISTING DECK.  
7 3/4" ~~RISE~~ RISE  
10" ~~TREAD~~ TREAD  
34" TO 38" HANDRAIL

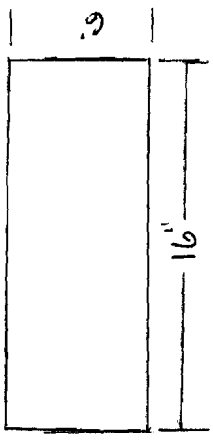


TOP VIEW  
 54 CUMBERLAND AVE

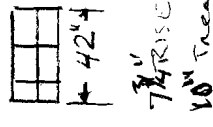
CUMBERLAND AVE



2ND FLOOR DECK



1ST FLOOR DECK  
 NO STEP REQUIRED  
 GRASS LANDING.



34" TO 38" HANDRAIL  
 2x8 JOIST HANGER  
 5" LAG BOLTS TO BUILDING

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 871 8186

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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:**

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

<b>CBL</b>	013 L003001
<b>Land Use Type</b>	TWO FAMILY
<b>Property Location</b>	56 CUMBERLAND AVE
<b>Owner Information</b>	SCHNEIDER CRAIG A 7 LITTLE BROOK DR FALMOUTH ME 04105
<b>Book and Page</b>	28028/020
<b>Legal Description</b>	13-L-3-4 CUMBERLAND AVE 54-60
<b>Acres</b>	9054 SF 0.208

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1612	<b>OWNER OF RECORD AS OF APRIL 2010</b> 54 CUMBERLAND AVENUE LLC
<b>LAND VALUE</b>	\$45,400.00	7 LITTLE BROOK DR
<b>BUILDING VALUE</b>	\$119,300.00	FALMOUTH ME 04105
<b>NET TAXABLE - REAL ESTATE</b>	\$164,700.00	
<b>TAX AMOUNT</b>	\$2,951.42	

[browse city services a-z](#)

[browse facts and links a-z](#)

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



Best viewed at 800x600 with Internet Explorer

**Building Information:**

Card 1 of 1

<b>Year Built</b>	1900
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	1.5
<b>Bedrooms</b>	6
<b>Full Baths</b>	2
<b>Total Rooms</b>	10
<b>Attic</b>	NONE
<b>Basement</b>	PART
<b>Square Feet</b>	1680

[View Sketch](#)   [View Map](#)   [View Picture](#)

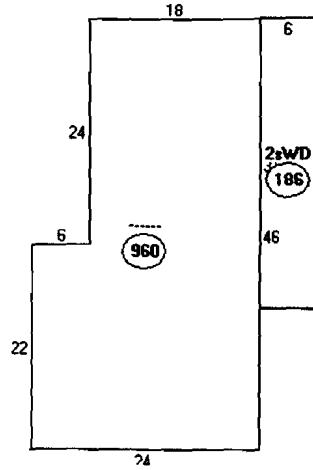


**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
8/27/2010	LAND + BUILDING	\$0.00	28028/020
1/14/2008	LAND + BUILDING	\$0.00	25747/325
4/21/2005	LAND + BUILDING	\$288,000.00	22546/234
8/16/2002	LAND + BUILDING	\$0.00	17964/245
8/1/2002	LAND	\$170,000.00	17961/245

[New Search](#)





Descriptor/Area

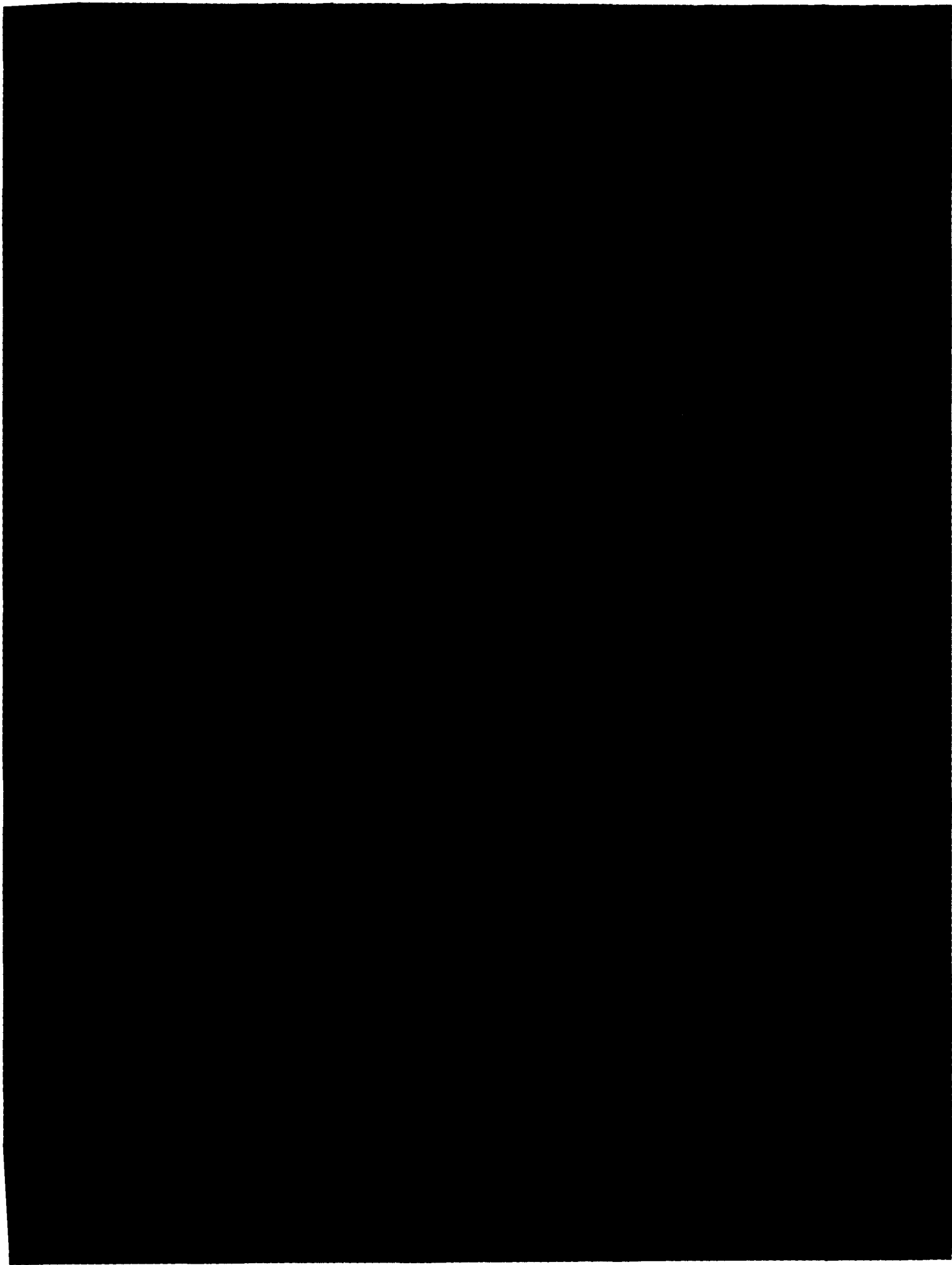
A:.....  
960 sqft  
B: 2:WD  
186 sqft

Sheet1

FRAMING SCHEDULE

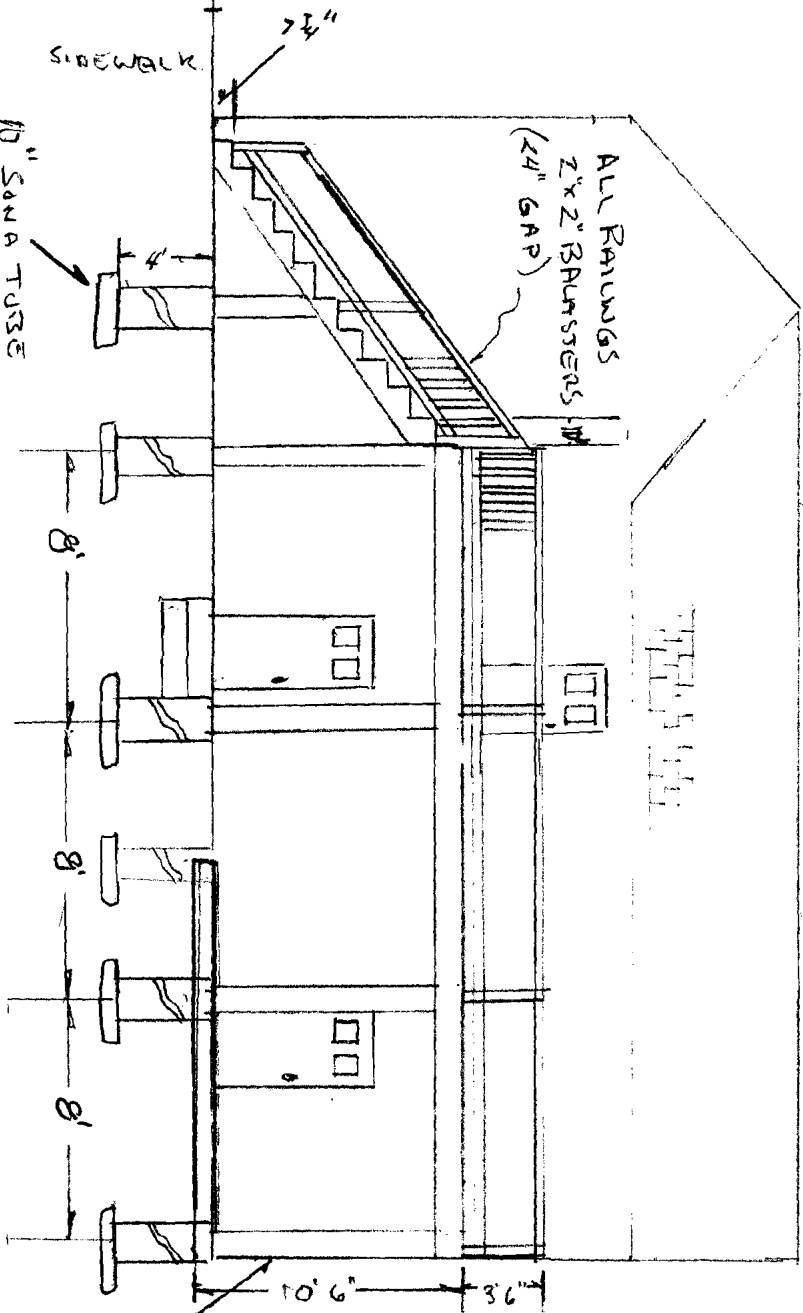
Job: 54 CUMBERLAND AVE

LOCATION	SIZE	MATERIAL
support posts to roof	6 x 6	p.t. Spruce
deck/landing frame	2 X 8	p.t. Spruce
Stringers (4 each run)	2 X 12	p.t. Spruce
posts to decks/landing	4 X 4	p.t. Spruce
tread deck	5/4 X 6	p.t. Decking
stair treads	5/4 X 6	p.t. Decking
ballusters	2 X 2	p.t. Spruce
railings	2 X 4	p.t. Spruce
ledger lag screws	1/2 X 5+	galv.



SIDE VIEW  
54 CUMBERLAND AVE

CUMBERLAND AVE



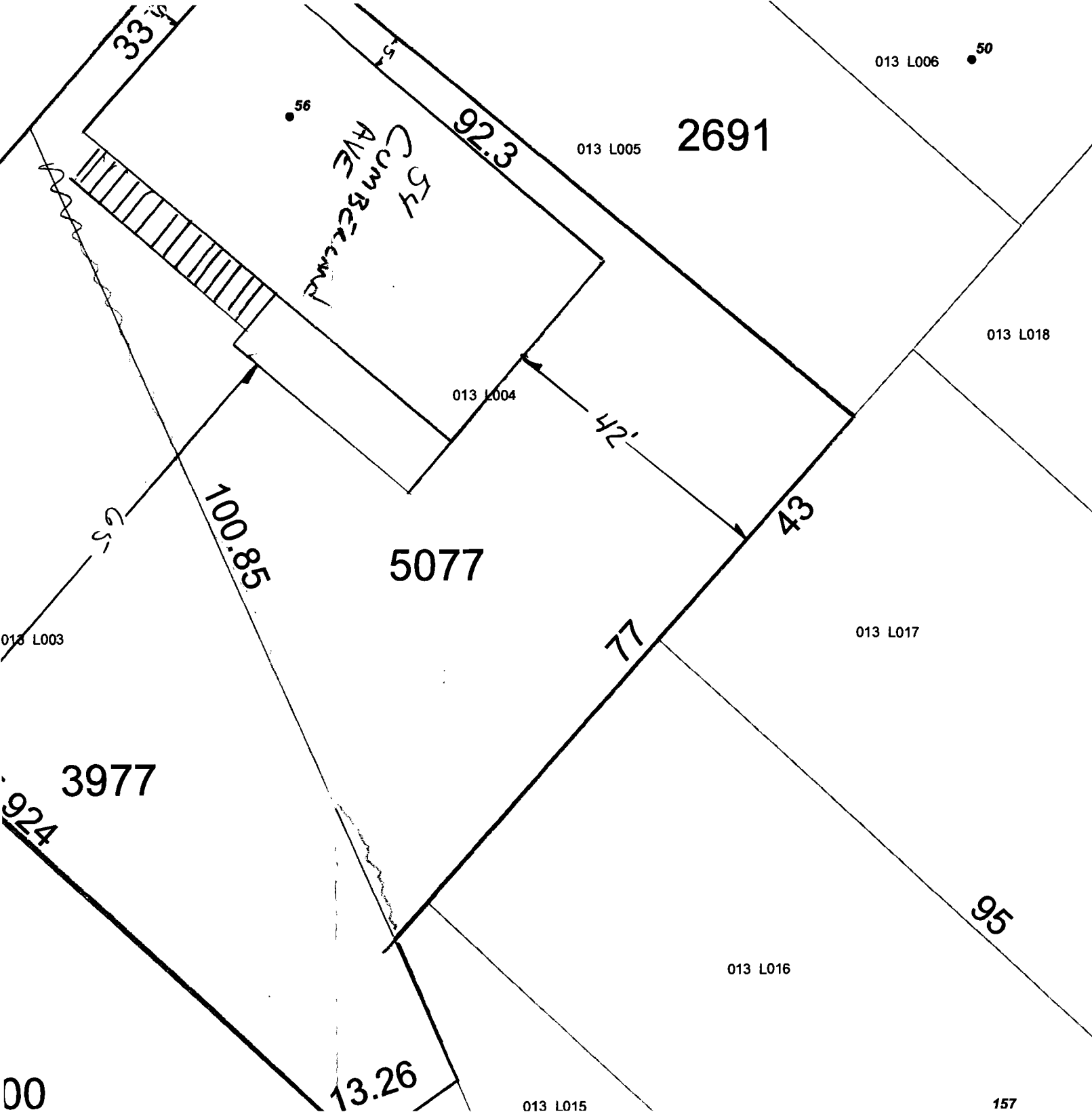
2" X 2" X 8" FOSTER  
 3/4" REBAR FASTENED WITH WIRE TIES  
 FOSTER TO SAWN TUBE  
 4' DEPTH  
 8" Ledger ATTACHED TO BRUSTRON  
 5" LAGS 16" SPACING  
 2" X 8" X 16" DOWNED UP. GIRDERS  
 2" X 8" X 6" JOIST

GALVANIZED STEEL HANGERS  
 GUARDRAIL HEIGHT 34" TO 38"  
 BRUSTRON SPACING 2' X 2'  
 HANDRAIL HEIGHT 42"  
 TREAD DEPTH 10"  
 RISE HEIGHT 7 3/4"  
 NOSE TO NOSE 42"  
 GRASS

GIRDERS  
 (4) 2" X 8" @ 16"  
 (3) 2" X 10 @ 16"  
 (2) 2" X 12 @ 16"

6" X 6"

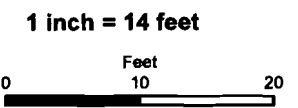
GRASS



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APR 19 2011

Dept. of Building Inspections  
City of Portland, Maine



Map Produced by the City of Portland's ArcGIS Server Web Application.