

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100131

Please Read Application And Notes, If Any, Attached

This is to certify that LAMB RALPH W & DONNA J JTS /Horizon Builders Inc.

has permission to Remove 4 story deck, brace roof overhang to building framing remove 8 doorways

AT 106 CUMBERLAND AVE CBE 013 M002001

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. CAPT. R. Bouteau

Health Dept. _____

Appeal Board _____

Other _____

Department Name

4-1-11 
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers.**

 X **Framing inspections periodically during construction**

 X **Final inspection required at completion of work with a complete walkthrough of building.**

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0131	Date Applied For: 02/12/2010	CBL: 013 M002001
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Location of Construction: 106 CUMBERLAND AVE	Owner Name: LAMB RALPH W & DONNA J JT	Owner Address: 417 FALMOUTH RD	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone (207) 252-3551
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi - unit -4- remove 4 story deck, brace roof overhang to building framing remove 8 doorways	Proposed Project Description: Remove 4 story deck, brace roof overhang to building framing remove 8 doorways
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/16/2010

Note: **Ok to Issue:**

- 1) This property shall remain a four 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 with Conditions **Reviewer:** Nicholas Adams **Approval Date:** 04/01/2011

Note: **Ok to Issue:**

- 1) This permit is an approval to repair existing porch framing and footing members. Periodic inspections are required during construction.
- 2) By no means shall any means of egress be blocked during construction.
- 3) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required per inspector.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/02/2010

Note: **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 3) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 4) All construction shall comply with NFPA 1 and 101.

Comments:

3/12/2010-jmb: Spoke to Bill C. About a detail of the angled support beam fastening for the remaining roof load. He will submit a drawing by email next week.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0131	Issue Date:	CBL: 013 M002001
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Location of Construction: 106 CUMBERLAND AVE	Owner Name: LAMB RALPH W & DONNA J JT	Owner Address: 417 FALMOUTH RD	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-2b/R-2

Past Use: Multi - unit -4	Proposed Use: Multi - unit -4- remove 4 story deck, brace roof overhang to building framing remove 8 doorways <i>1 regular 4 du.</i>	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Remove 4 story deck, brace roof overhang to building framing remove 8 doorways	Signature: <i>(Signature)</i>	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 02/12/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

APR 22 2011

City of Portland

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/12/10 JBN</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JBN</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

-
- Change Permit to structural changes with 6x6 and ledger + beam.
 - Leave doors locked, and posted
 - work on Decking + Stairs
 - Ralph 233-3482

Dale Johnson contractor



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: 106 Cumberland Avenue, Portland, Maine 04101		
Total Square Footage of Proposed Structure/Area N/A	Square Footage of Lot 2113 Sq	Number of Stories 4
Tax Assessor's Chart, Block & Lot Chart# 013 Block# M Lot# 002	Applicant "must be owner, Lessee or Buyer" Name Ralph and Donna Lamb Address 417 Falmouth Road City, State & Zip Falmouth, Maine 10105	Telephone: Ralph Lamb Cell 233-3482 Home 899-3319 Donna Lamb Cell 233-3481 Home 878-9194
Lessee/DBA (If Applicable) N/A	Owner (if different from Applicant) Name N/A Address City, State & Zip	Cost Of Work: \$ 4,000 C of O Fee: \$ Total Fee: \$ 60
Current legal use (i.e. single family) Multi unit apartment building Number of Residential Units 4		
If vacant, what was the previous use? N/A		
Proposed Specific use: N/A		
Is property part of a subdivision? N/A If yes, please name N/A		
Project description: Remove 4 Story Deck. Brace roof overhand to building framing. Remove 8 doorways		
Contractor's name: Horizon Builders		
Address: PO Box 802		
City, State & Zip Portland, Maine 04104		Telephone: 207-252-3551
Who should we contact when the permit is ready: William Childs		Telephone: 207-252-3551
Mailing address: Horizon Builders, PO Box 802, Portland, Maine		

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, 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:  Date: **2-8-2010**

RECEIVED
FEB 12 2010
Dept. of Building Inspections
City of Portland Maine

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



PORTLAND MAINE

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

*Director of Planning and Urban Development
Penny St. Louis Littel*

*Inspection Services, Director
Tammy M. Munson*

September 3, 2009

LAMB RALPH W & DONNA J JTS
417 FALMOUTH RD
FALMOUTH, ME 04105

CBL: 013 M002001
Located at 106 CUMBERLAND AVE

Certified Mail 70080500000145878713

Dear LAMB RALPH W & DONNA J JTS,

An evaluation of the above-referenced property on 08/28/2009 shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 10 days of the date of this notice. A re-inspection of the premises will occur on 09/16/2009 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager LAMB RALPH W & DONNA J JTS		Inspector Jon Rioux	Inspection Date 8/28/2009
Location 106 CUMBERLAND AVE	CBL 013 M002001	Status Re-Inspect 10 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108.(d)	Exterior			Rear Deck	
Violation:	Stairways, stairwells, stairs and porches.				
Notes:	Repair, remove, and or replace existing porches on the back side of the property; note the decay/damage warrant a building permit from the City.				

Comments: 08-28-09 Dilapidated porch all three (3) levels; met with property owner, advised him to repair: (post warning for occupancy to discontinue use), lock the door to each deck from access, and or remove. Note: Rear decks are not a required means of egress from the building. JGR.

RECEIVED

FEB 12 2010

Dept. of Building Inspections
City of Portland Maine





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 2.12 20 10 _____

Received from _____ Horizon Bail Bonds -

Location of Work _____ 106 Cumberland _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____ 60 _____

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: _____ 13-M-2 _____

Check #: _____ 3226 _____ **Total Collected \$** _____ 60 _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____ [Signature] _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

106 CUMBERLAND AVENUE, PORTLAND, MAINE

Jack southwesterly corner of rear deck up and replace rotted wood on bottom of main support post that runs from top of brick corner pillar to roof. Lower back down to rest on brick pillar.



Pressure treated
sizes to match
existing

1st floor deck framing: Replace rotted support wood as needed.

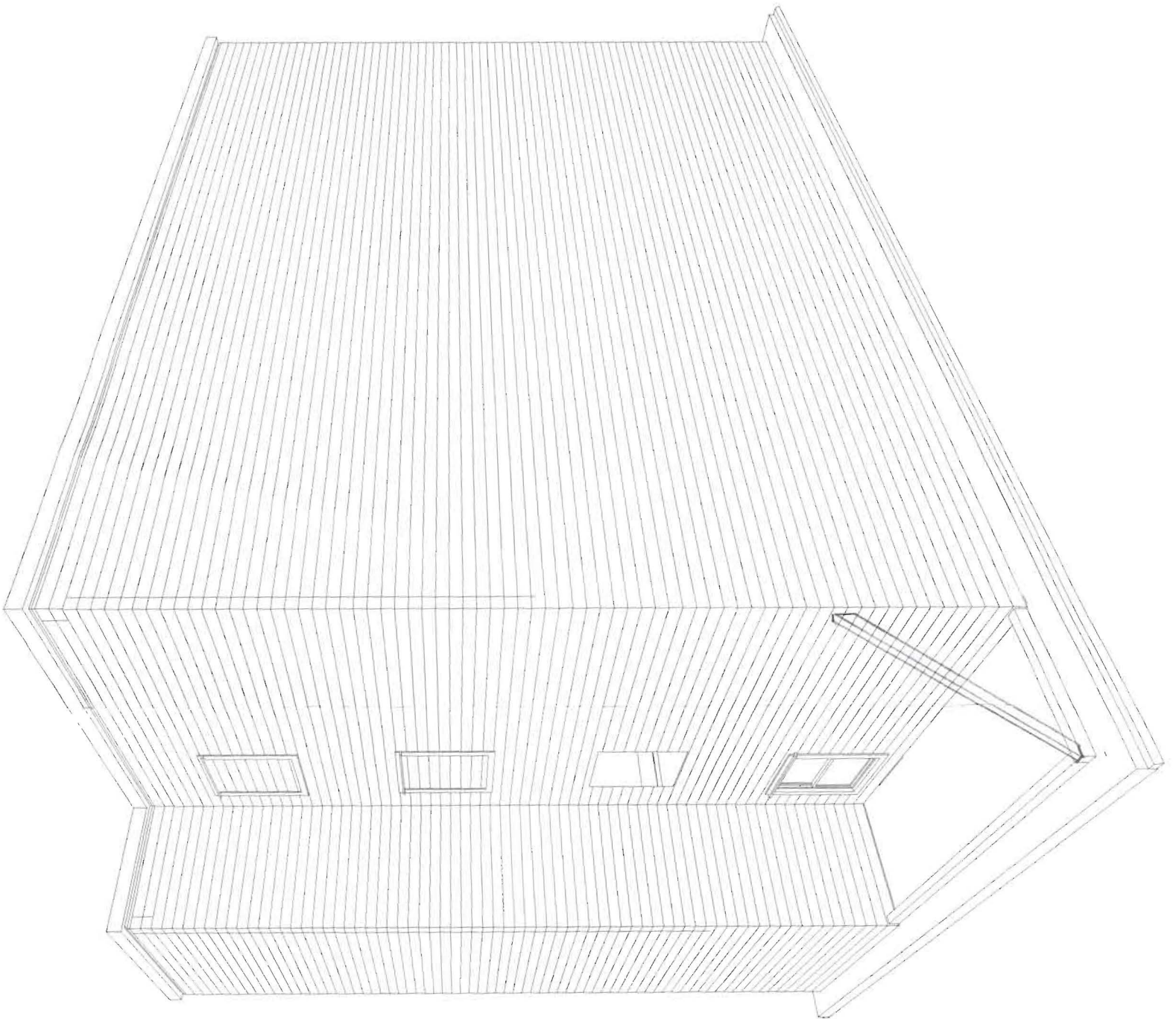


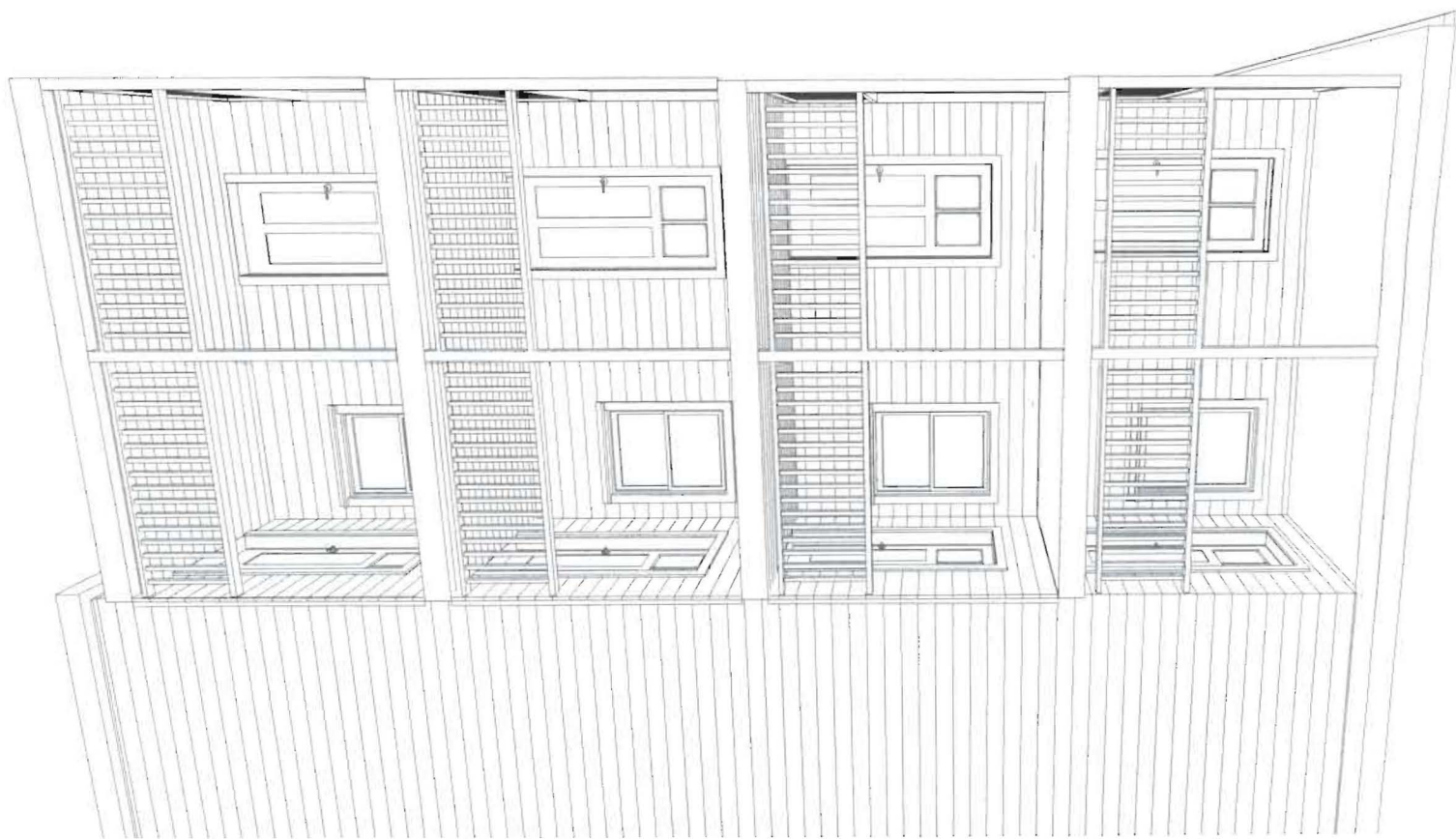
2nd floor deck framing: Replace rotted support wood as needed.



Doors to access rear decks from rear interior hallway will be locked and will be posted with no entry signs.

Leave all doors locked until inspection NLD

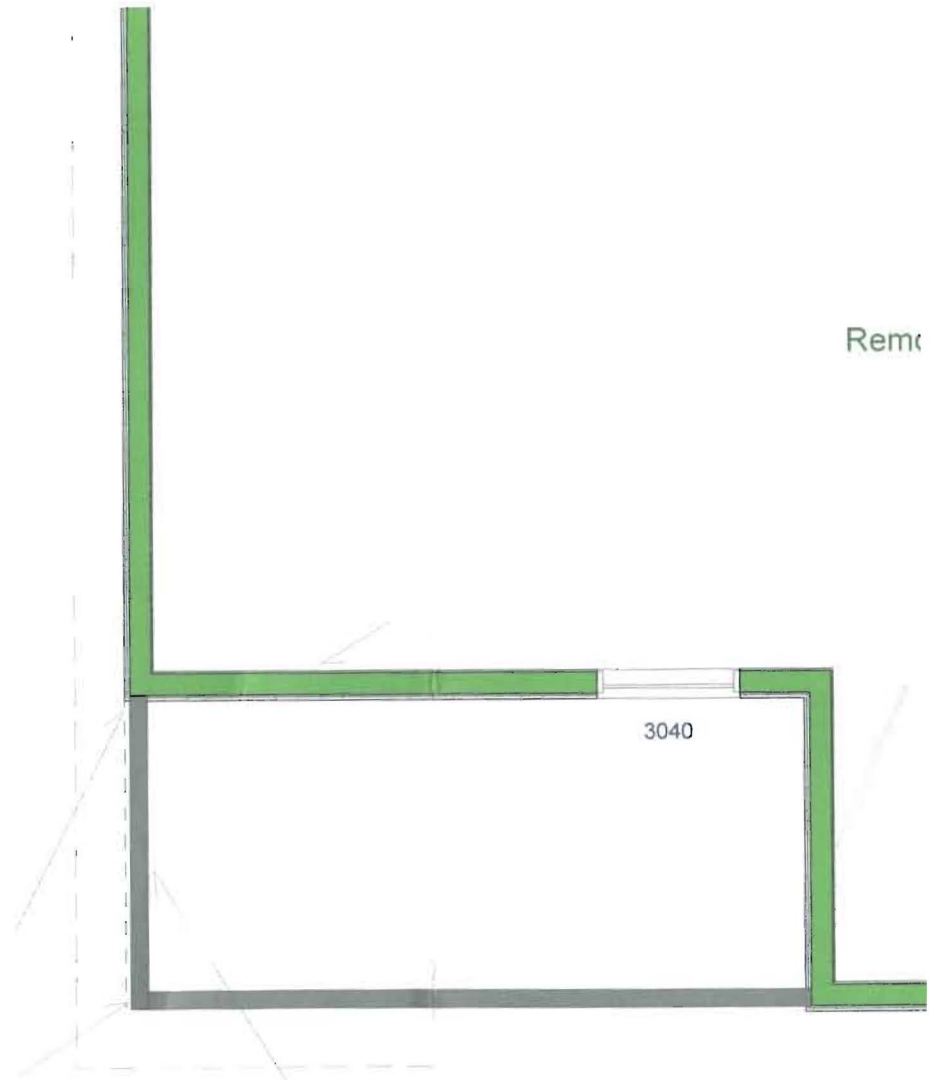




RECEIVED
FEB 12 2010
Building Inspections
Maine

LIVING AREA
1260 sq ft





Brace Beam to building using 4"x6" p.t. @>45deg.
Secure to beam & building framing with minimum of 4
5/8" galv. Lag bolts per connection penetrating >3"

Verify capacity and condition
of Beam/Load Path
Replace as necessary