

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ADAMS PETER S & ELIZABETH S ADAMS JTS/Samuel
Cordeiro

PERMIT ID: 2013-00240

Located at

40 EMERSON ST

CBL: 014 H012001

has permission to **Renovate front porch and stair within existing footprint**

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 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 procured prior to occupancy.

Fire Prevention Officer

Janine Bouke

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Framing Only

Final - Commercial

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00240	Date Applied For: 02/05/2013	CBL: 014 H012001
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Location of Construction: 40 EMERSON ST	Owner Name: ADAMS PETER S & ELIZABETH	Owner Address: 40 EMERSON ST	Phone:
Business Name:	Contractor Name: Samuel Cordeiro	Contractor Address: 370 Mills Road Kennebunkport	Phone (207) 776-4465
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Residential	Proposed Project Description: Renovate front porch and stair within existing footprint
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/12/2013

Note: **Ok to Issue:**

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued with the condition that all work will take place within the existing footprint.
- 3) 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 w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 03/08/2013

Note: **Ok to Issue:**

- 1) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.
- 2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00240	Issue Date:	CBL: 014 H012001
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Location of Construction: 40 EMERSON ST	Owner Name: ADAMS PETER S & ELIZABETH S ADAMS JTS	Owner Address: 40 EMERSON ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Samuel Cordeiro	Contractor Address: 370 Mills Road Kennebunkport ME 04046	Phone (207) 776-4464
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6
Past Use: 3 Unit Residential	Proposed Use: 3 Unit Residential	Permit Fee: \$50.00	Cost of Work: \$3,000.00
Proposed Project Description: Renovate front porch and stair within existing footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: R-2 Type: SB MUBEC 2009 Signature: JMB 3/5/13
		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: 02/05/2013	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <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"/> OK w/conditions Date: 2/12/13 ABM	Zoning Appeal <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: _____	Historic Preservation <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: ABM
	<p align="center">CERTIFICATION</p> <p>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.</p>		

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

2013-00240



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>40 EMERSON ST, Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>62 sq ft.</u>	Square Footage of Lot <u>3375</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>014 H 012</u>	Applicant: (must be owner, lessee or buyer) Name <u>Peter S + Elizabeth S. ADAMS</u> Address <u>65 Center St.</u> City, State & Zip <u>Yarmouth, ME 04096</u>	Telephone: <u>207-846-4648 (H)</u> <u>207-415-3834 (C)</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>3000</u> C of O Fee: \$ <u>50</u> Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>three family</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? <u>three family</u> Proposed Specific use: <u>three family - rental</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>renovating front porch + stairs</u>		
Contractor's name: <u>Samuel Codeiro</u>		Email: <u>backscarpentry@gmail.com</u>
Address: <u>370 Mills Road</u>		
City, State & Zip: <u>Keenebunkport, ME 04096</u>		Telephone: <u>776-4465</u>
Who should we contact when the permit is ready: <u>Elizabeth Adams</u>		Telephone: <u>207-846-4648</u> <u>207-415-3834</u>
Mailing address: <u>65 Center St, Yarmouth ME 04096</u>		

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.

and 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
FEB 05 2013
City of Portland Inspections
City of Portland Maine

Signature: <u>S S Adams</u>	Date: <u>2/4/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

40 Emerson Street
Portland, Maine

Job Number: 418-90

Inspection Date: 11-21-12

Scale: 1" = 20'

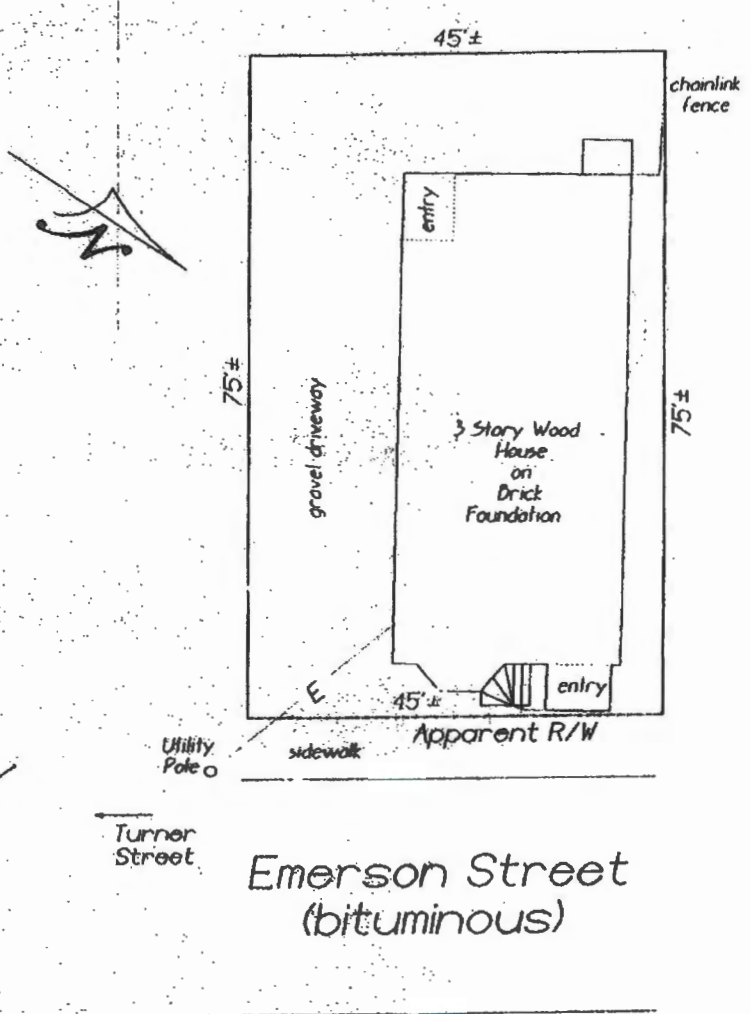
The monumentation is ~~not~~ in harmony with current deed description.

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

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

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 290051 0014 B

BUYER: Peter S. &
Elizabeth S. Adams
SELLER: Ruth Killinger



[Handwritten signature]

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

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 6412 PAGE 178 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

EXISTING

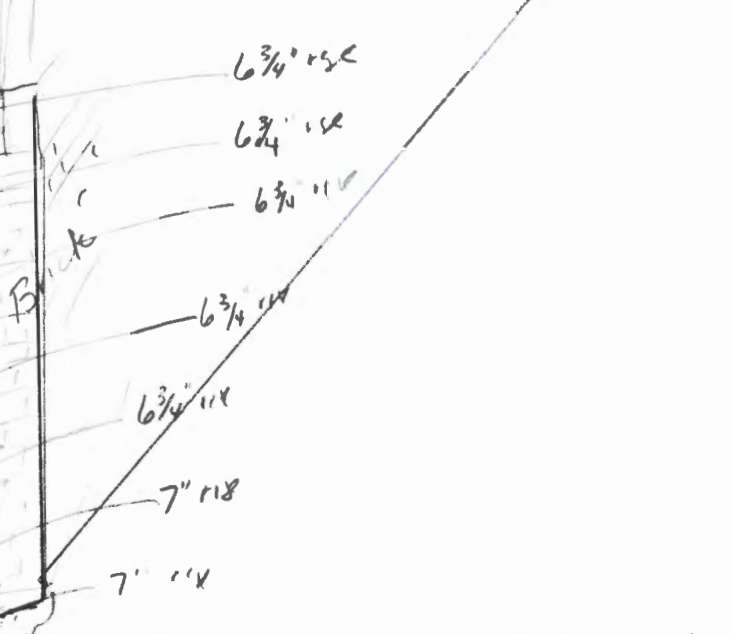
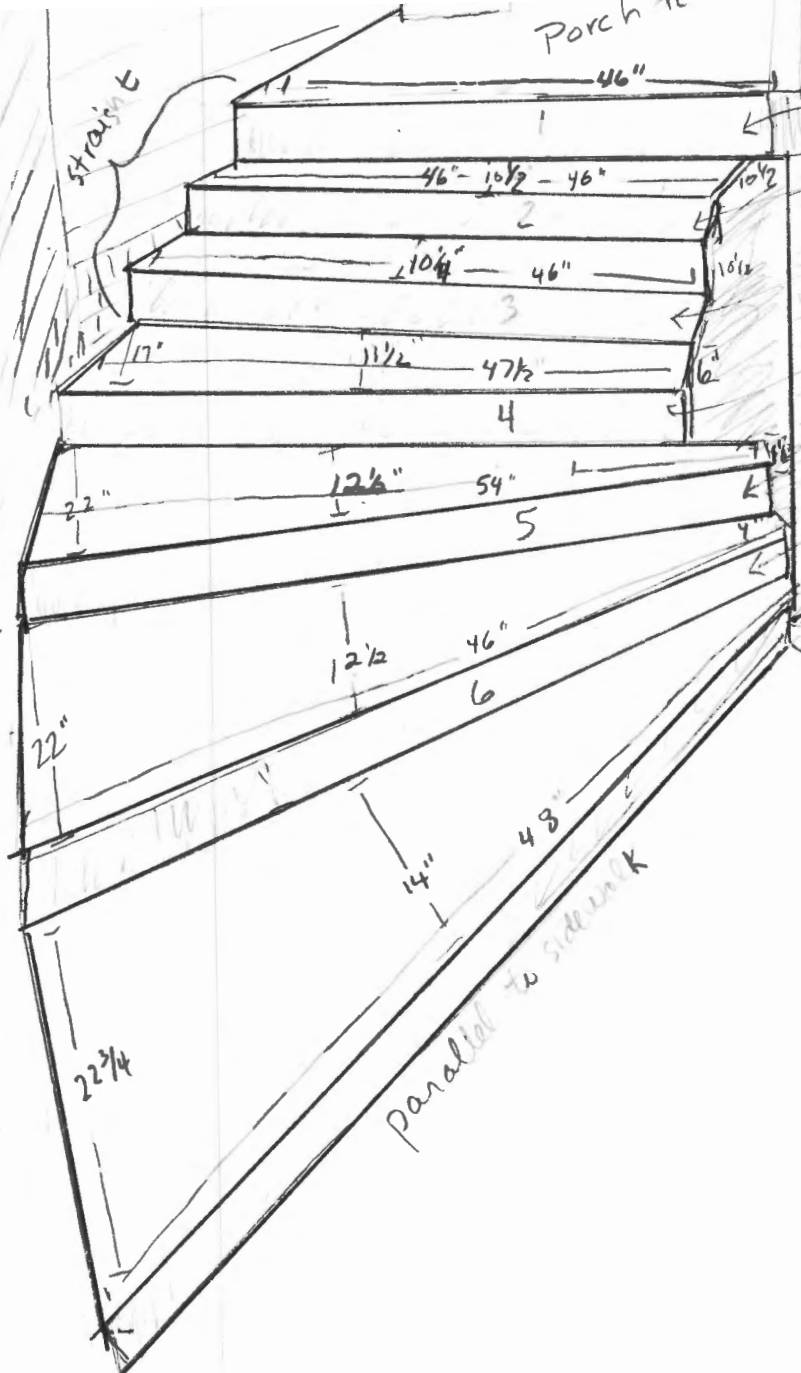


EXISTING



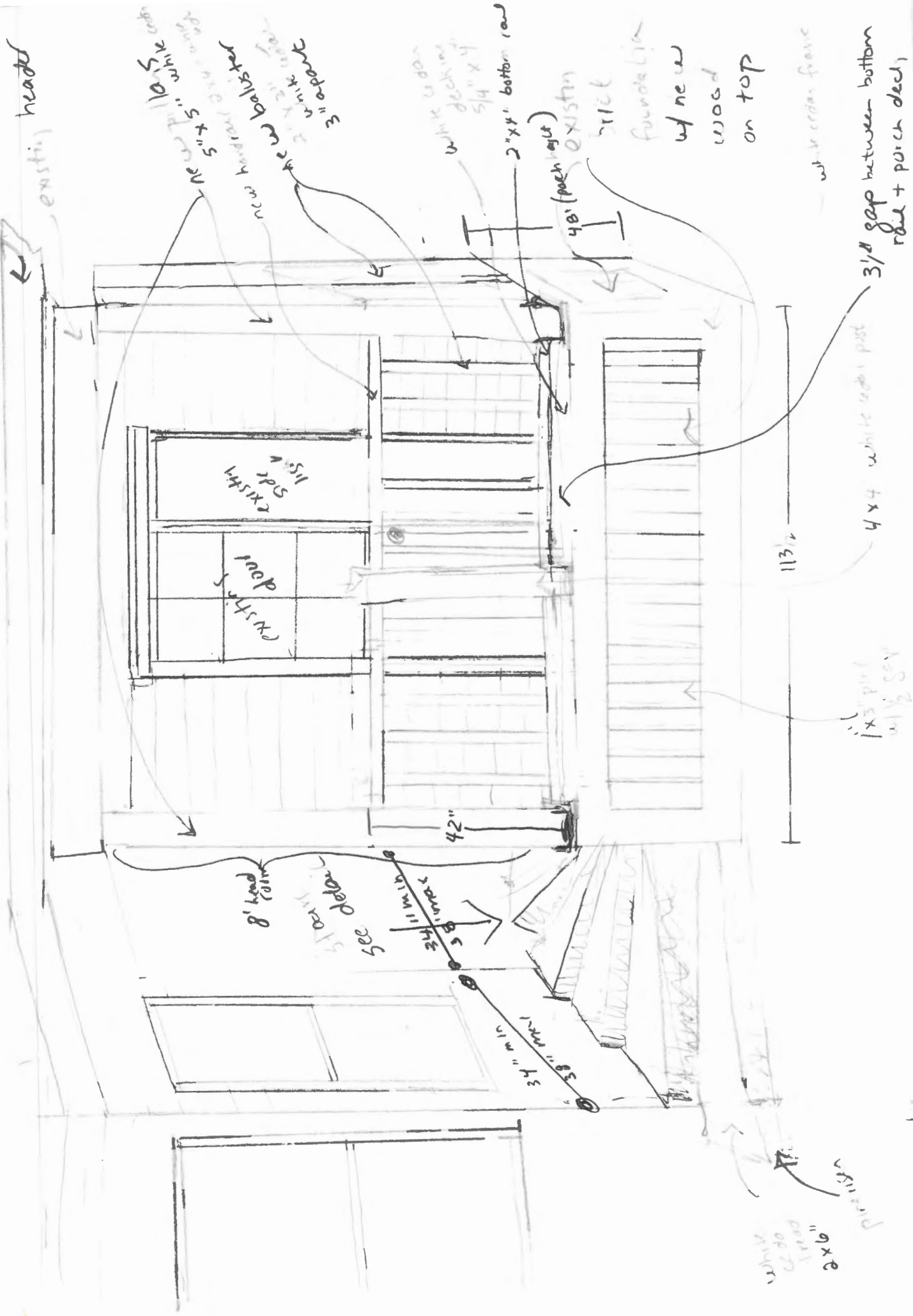
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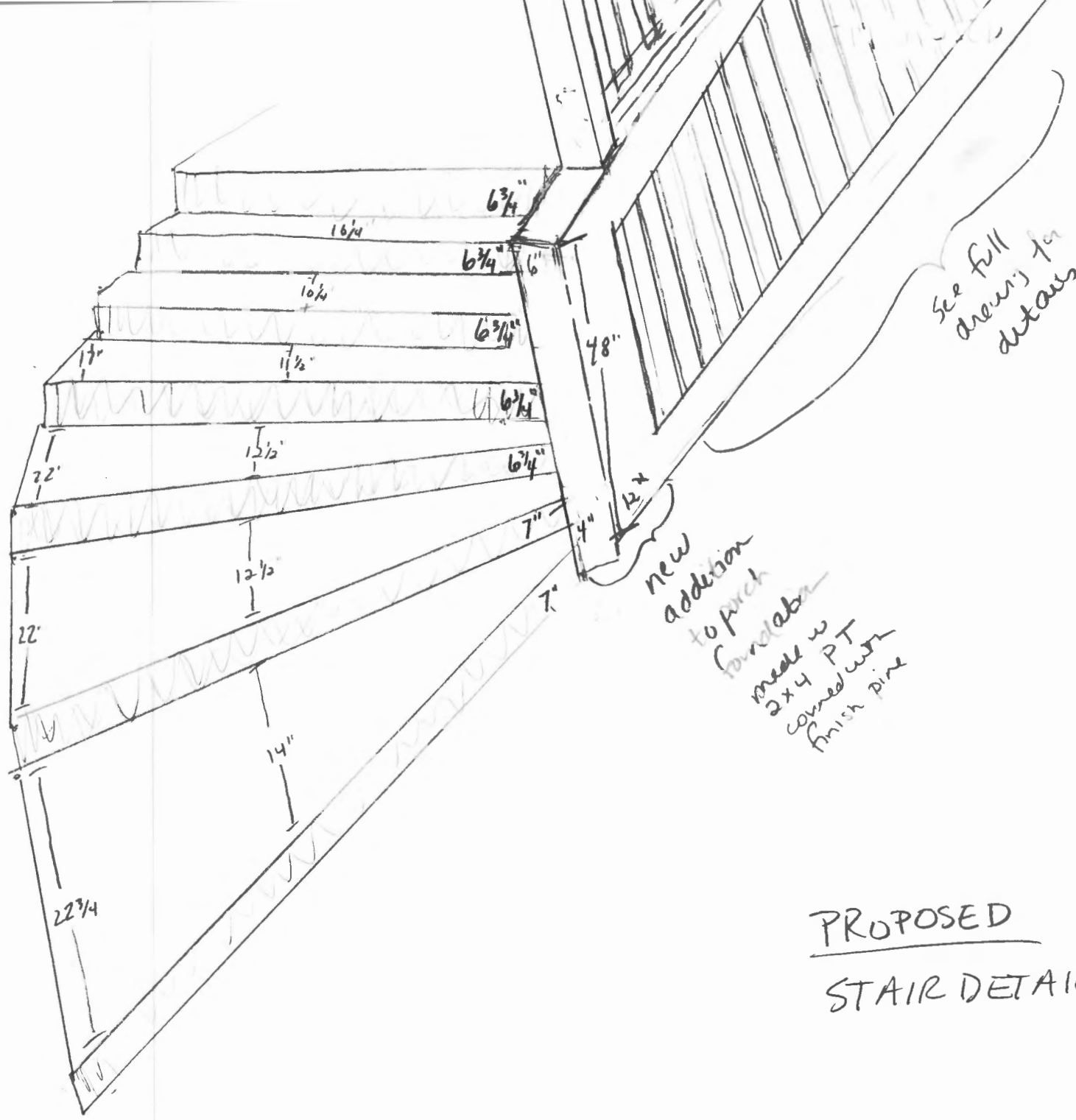




12" gap between brick and narrow end of stairs.

PROPOSED





see full drawings for details

new addition to porch
foundations
made w 2x4 PT
covered with finish pine

PROPOSED
STAIR DETAIL