

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that KEVIN A HAMMOND

Located At 52 MONTREAL ST

Job ID: 2012-10-5128-ALTCOMM

CBL: 015- F-007-001

has permission to Construct 8' x 10' 2nd & 3rd fl rear decks w/roof

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

Footings/Setbacks prior to pouring concrete

Framing Only

Final Inspection

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.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5128-ALTCOMM

Located At: 52 MONTREAL ST

CBL: 015- F-007-001

## Conditions of Approval:

### Zoning

1. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

### Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Connections and Fasteners to be installed per 2009 IBC Sec. 234.9 and/or IRC Table R602.3(1)
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. These rear decks are not designed as a required exit. With the exception of a ground level dwelling with a door directly outside to grade, each dwelling shall have a minimum of two exits unless the building is protected throughout with a complete automatic sprinkler system.
4. No hibachi, grill, or other similar device used for cooking, heating, or any other purpose shall be used or kindled on or under these decks or within 10 ft of this structure (NFPA 1:10.11.6).

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

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

Job No: 2012-10-5128-ALTCOMM	Date Applied: 10/5/2012	CBL: 015- F-007-001	
Location of Construction: 52 MONTREAL ST	Owner Name: KEVIN A HAMMOND	Owner Address: 50 MONTREAL ST # 1  PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring St., Westbrook ME 04092	Phone:  (207) 939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-6
Past Use:  Three family	Proposed Use:  Same – three family – build 2 <sup>nd</sup> & 3 <sup>rd</sup> floor decks with roof in rear – 8' x 10'	Cost of Work: 7000.00	CEO District:
		Fire Dept: 10/25/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Bjorn [unclear]</i> (58)	Inspection: Use Group: R-2 Type: 5B MURIEL '09 Signature: <i>JMB</i> 10/25/12
Proposed Project Description: construct 2nd & 3rd floor 8' x 10' decks with roof		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></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 w/ conditions 10/11/12 ABN</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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: <i>ABN</i></p>
	<b>CERTIFICATION</b>		

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 appication 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

R6

2012 10 5128 66

# 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>52 Montreal St.</u>		
Total Square Footage of Proposed Structure/Area <u>160 sq ft.</u>		Square Footage of Lot <u>3017.5 (3095 assessors)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>15</u> Block# <u>F</u> Lot# <u>7</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Kevin Hammond</u> Address <u>52 Montreal 04101</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>289</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>OCT 05 2012</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>7000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 unit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construct 2nd + 3rd floor back decks 8x10 with Roof</u>		
Contractor's name: <u>Nathan Hawkes Carpentry</u> Address: <u>105 Spring St.</u> City, State & Zip: <u>Westbrook Me. 04092</u> Telephone: <u>939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawkes</u> Telephone: <u>939-2905</u> Mailing address: <u>same as above</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](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.

Signature: [Handwritten Signature] Date: 10/5/12

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

SIDEWALK

↑  
Montreal :

↑  
8'-6"

Driveway

# 4/8 Lot

50 Montreal A  
Lot Size 35'-6" x 86'-0"

# 54 lot

← 10' →

48

→ 2'-0"

lot length 86'-0"

lot width 35'-6"

R-6 zone

lot size - 3095  $\phi$

front - N/A

rear - 20' min - 22.5' given

side - 10' min - 10' given

lot coverage - 50% = 1547.5  $\phi$

existing - 1221  $\phi$

proposed - 80  $\phi$

1301  $\phi$

8'-0"

← 13'-0" →

8'-0"

10'-0"

↑  
22'-6"

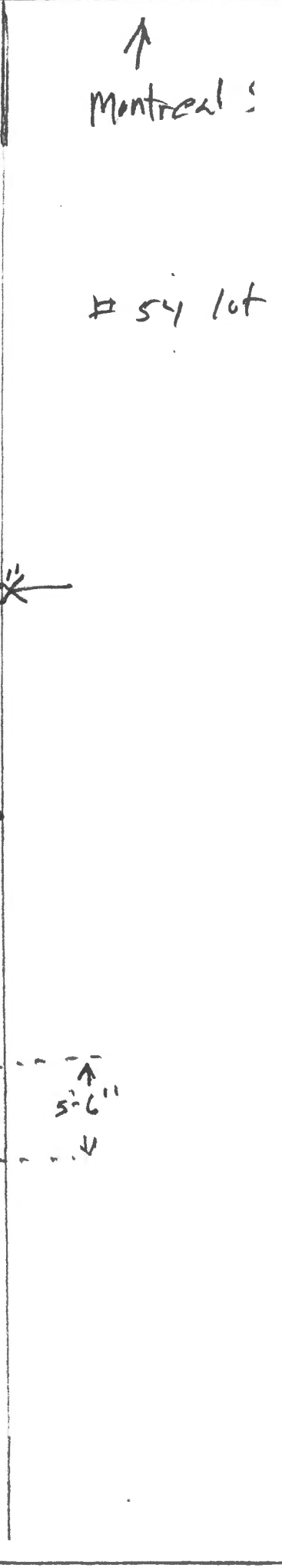
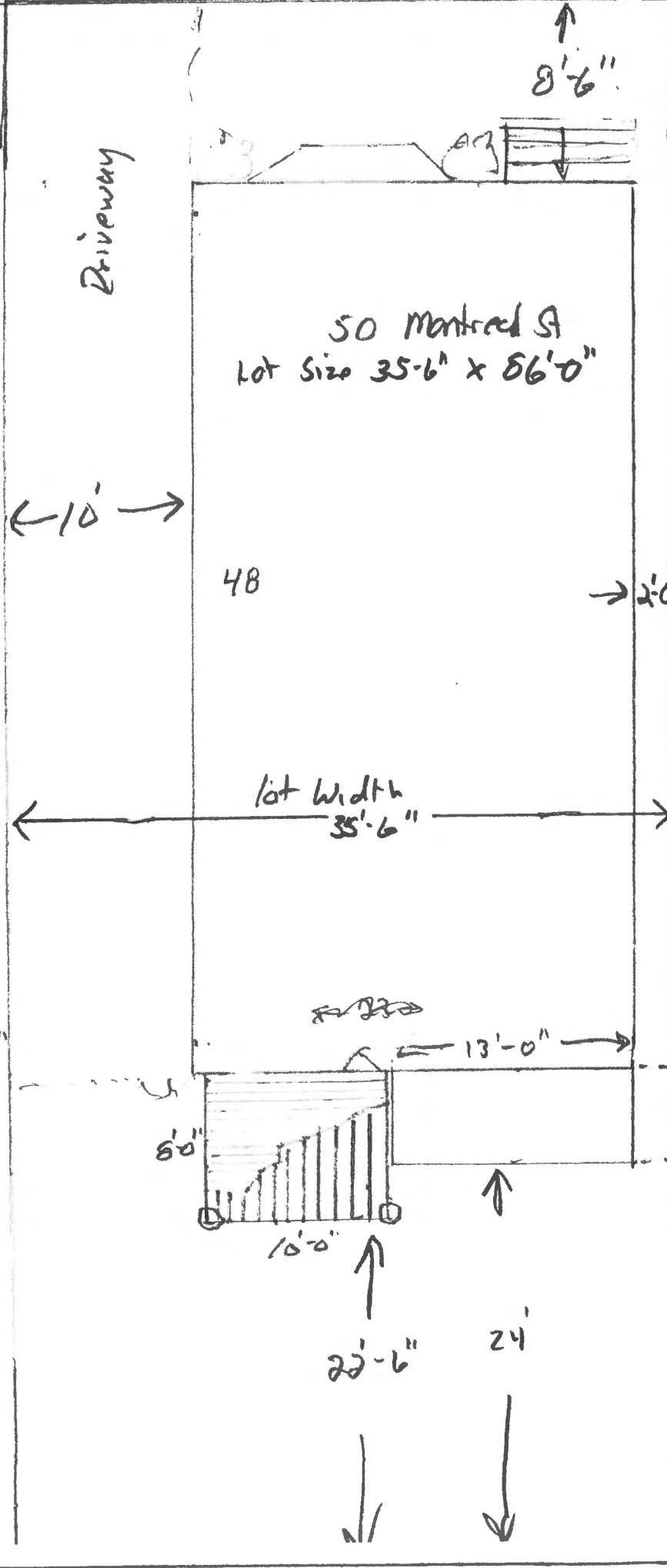
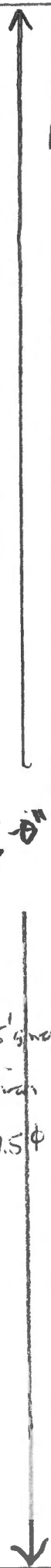
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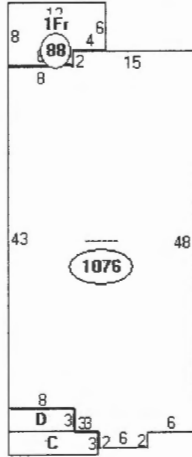
24'

↑  
5'-6"

↓

↓

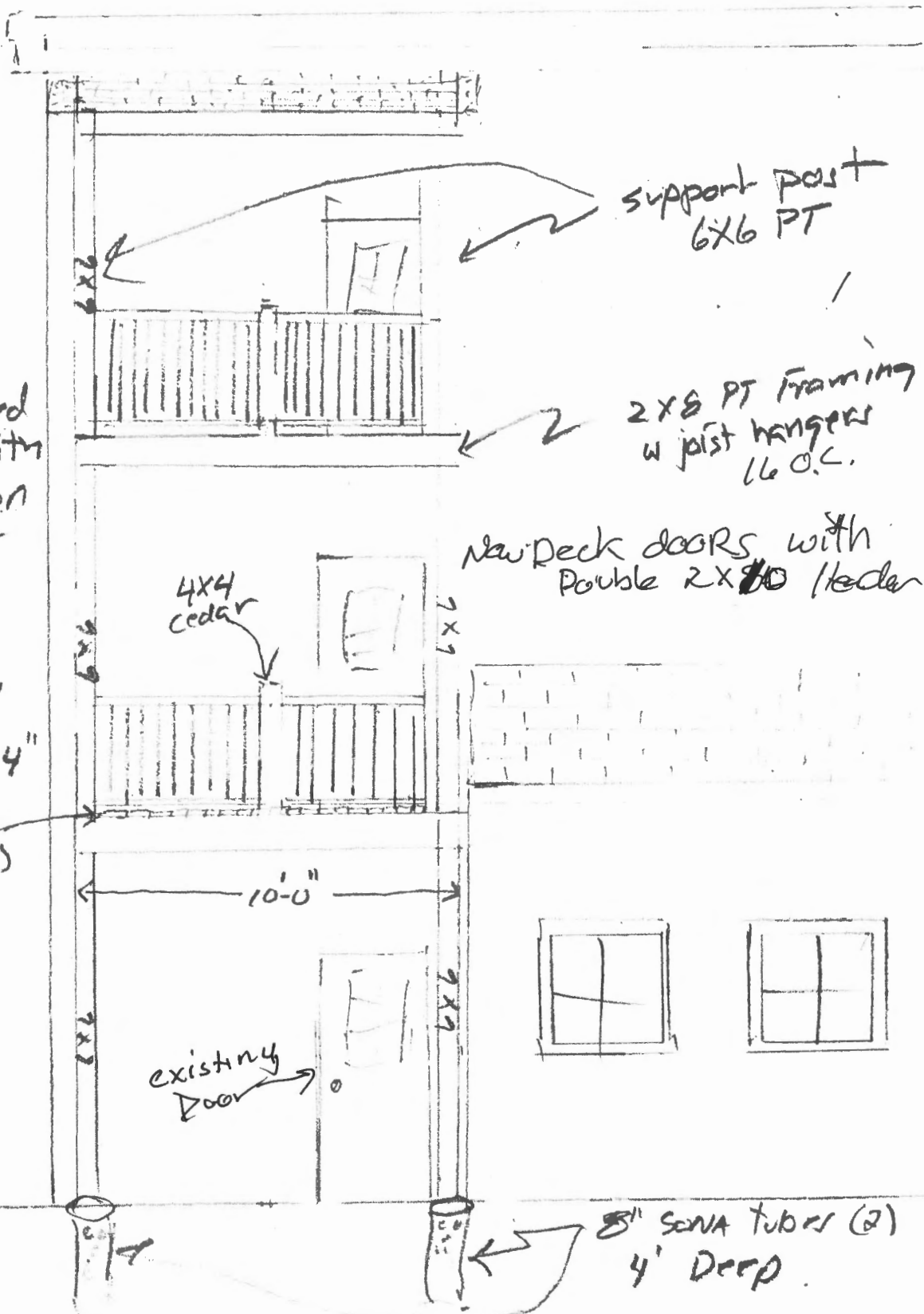




Descriptor/Area

- A: ----  
1076 sqft
- B: 1Fr  
88 sqft
- C: OFP  
33 sqft
- D: 2Fr/DP  
24 sqft

= 12.21



Both Decks connected to main Bldg with 2-DIT2Z Simpson Deck to House connectors

Support post 6x6 PT

2x8 PT Framing w joist hangers 16 O.C.

New Deck doors with Double 2x8 Header

4x4 cedar

Railing Ht 42" Baluster spacing < 4"

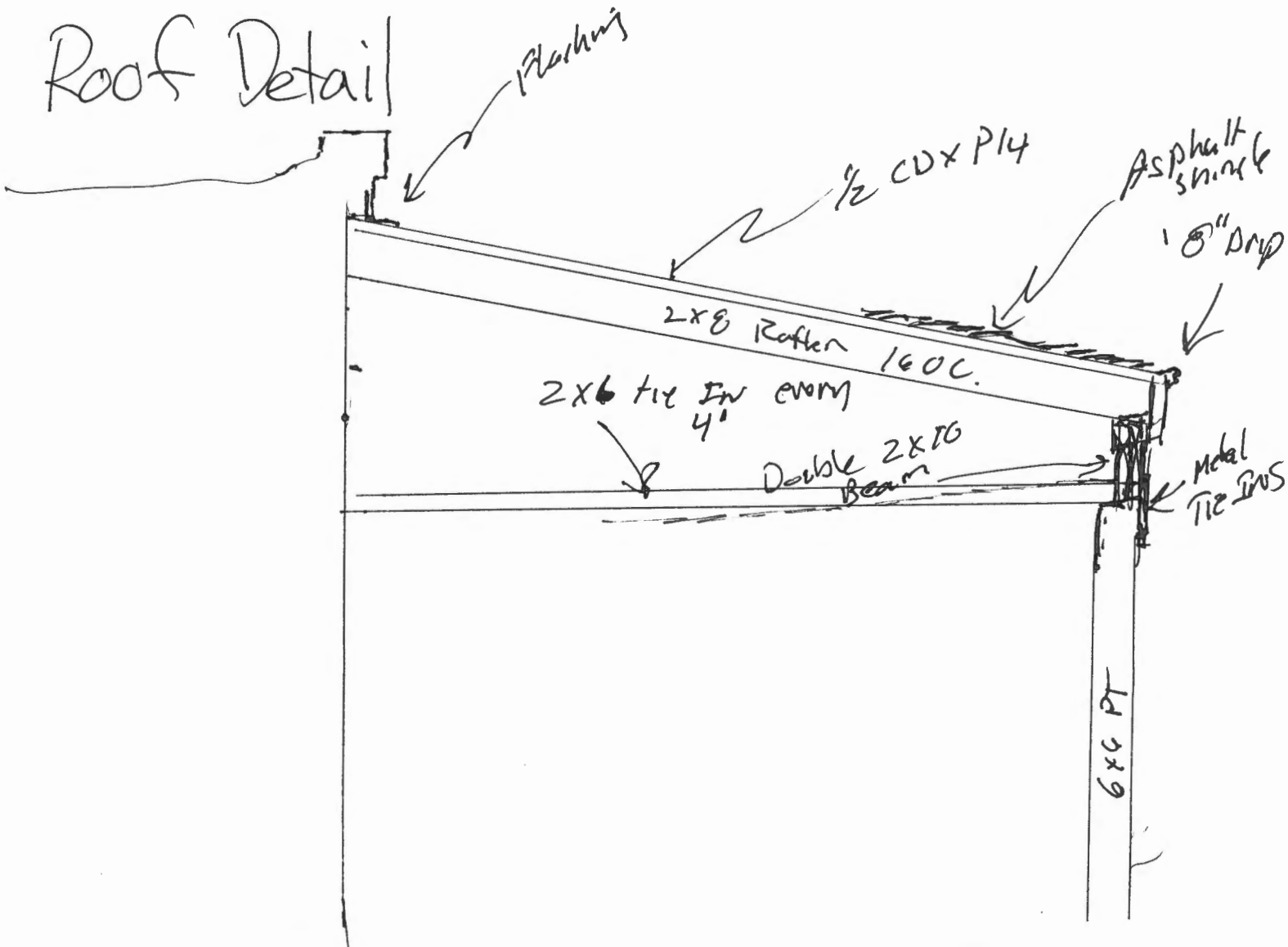
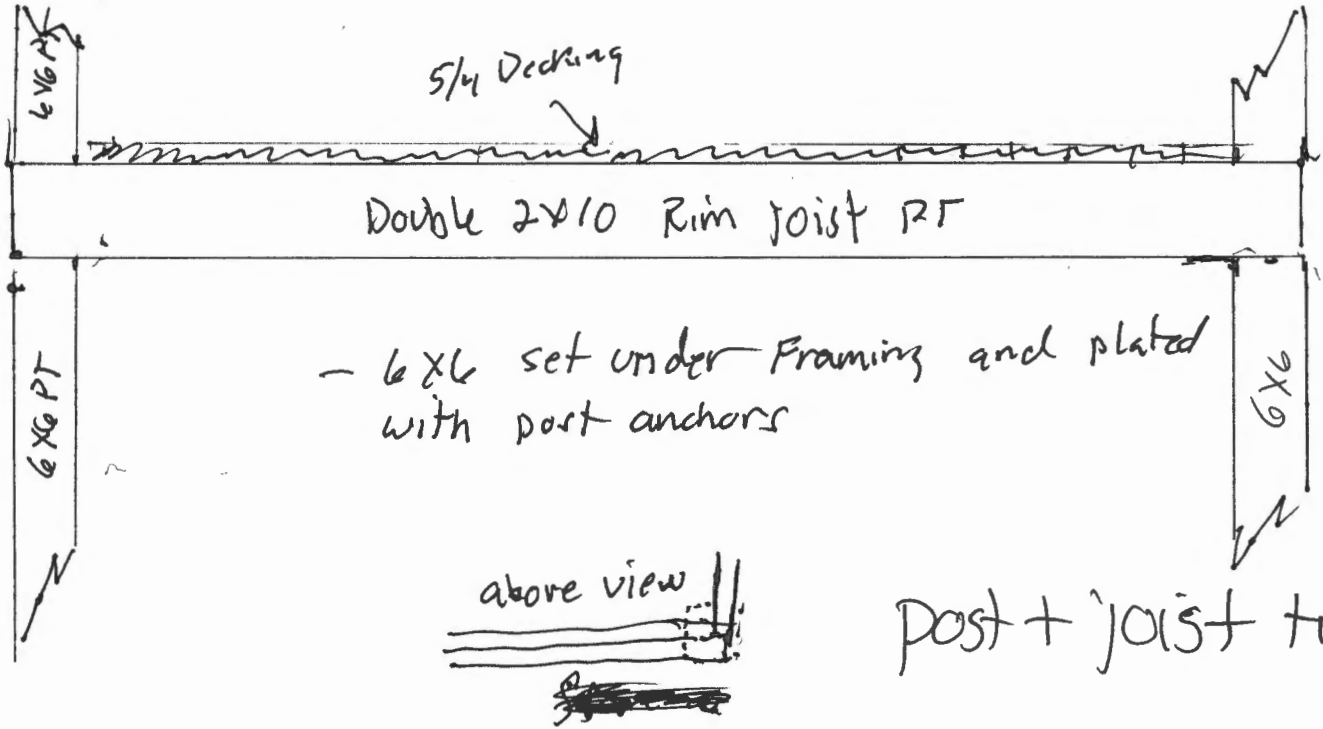
5/4x6 cedar Decking

10'-0"

existing Door

8" SONA tubes (2) 4' Deep







# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: visa, Check Number: 124909  
**Tender Amount:** 90.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 10/5/2012  
**Receipt Number:** 49013

Receipt Details:

Referance ID:	8283	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	90.00	Charge Amount:	90.00
Job ID: Job ID: 2012-10-5128-ALTCOMM - construct two 8' x 10' decks			
Additional Comments: 52 Montreal St. Nathan Hawkes			

Thank You for your Payment!