

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 070931  
AUG - 3 2007

**CITY OF PORTLAND**

This is to certify that PRESTON JONATHAN S / Jonathan Preston  
 has permission to Remove 2nd & 3rd floor deck, replace deck & stairs  
 AT 52 FEDERAL ST 020 D008001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT 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

*James Burke 8/3/07*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

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

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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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.**

~~N/A~~ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 20-D-8

Building Permit #:

07-0931

3 Aug 07

8/3/07

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

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

Permit No: 07-0931	Issue Date:	CBL: 020 D008001
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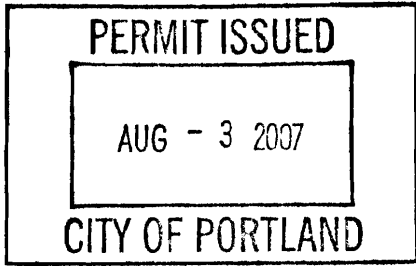
Location of Construction: 52 FEDERAL ST	Owner Name: PRESTON JONATHAN S	Owner Address: P.O.BOX 1516	Phone:
Business Name:	Contractor Name: John Preston	Contractor Address: P O Box 1516 Charleston	Phone 2076534199
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2B

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit Remove 2nd & 3rd floor decks, replace first floor deck & stairs	Permit Fee: \$30.00	Cost of Work: \$400.00	CEO District: 1
Proposed Project Description: Remove 2nd & 3rd floor decks, replace first floor deck & stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type SB IBC-2003	
		Signature:	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: dmartin	Date Applied For: 08/03/2007	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>OK</i> <input type="checkbox"/> Site Plan <i>Sec. 14-425 setbacks</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 8/3/07</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>JMB</i>
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**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> 07-0931	<b>Date Applied For:</b> 08/03/2007	<b>CBL:</b> 020 D008001
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<b>Location of Construction:</b> 52 FEDERAL ST	<b>Owner Name:</b> PRESTON JONATHAN S	<b>Owner Address:</b> P.O.BOX 1516	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Preston	<b>Contractor Address:</b> P O Box 1516 Charleston	<b>Phone</b> (207) 653-4199
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Residential 3 unit Remove 2nd & 3rd floor decks, replace first floor deck & stairs	<b>Proposed Project Description:</b> Remove 2nd & 3rd floor decks, replace first floor deck & stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/03/2007  
**Note:** **Ok to Issue:**

- 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 3) The rebuild of the deck and stairs is allowed under Sec 14-425 and Sec. 14-385 and is under 50 sq. Ft., which allows it to be occupied withn the required setback.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/03/2007  
**Note:** **Ok to Issue:**

- 1) The Roof overhang that was posted as part of the decks may need to be supported, inspector will determine on site or require owner to provide evidence of structural integrity.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

8/3/2007-jmb: Jonathan P. Came in from out of town for a permit to correct the violations on this property. This was issued as a same day permit due to the nature of the work and deterioration of the decks.



# General Building Permit Application

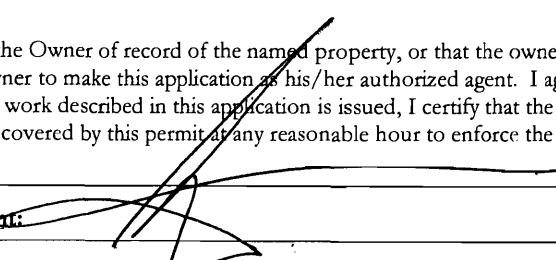
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>52-54 Federal St</u>		
Total Square Footage of Proposed Structure <u>9 sq ft</u>		Square Footage of Lot <u>1702</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>Preston Jonathan</u>	Telephone: <u>207-653-4199</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jonathan Preston</u> <u>PO Box 1516</u> <u>Charlestown RI 02813</u>	Cost Of Work: \$ <u>400</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>3 family</u> If vacant, what was the previous use? <u>never vacant</u> Proposed Specific use: <u>stairs</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remove second &amp; third floor Decks. Replace first floor Deck &amp; stairs</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Jonathan Preston</u> Mailing address: <u>PO Box 1516</u> Phone: <u>207-653 4199</u> <u>Charlestown RI 02813</u>		

Please submit all of the information outlined in the Commercial Application 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.

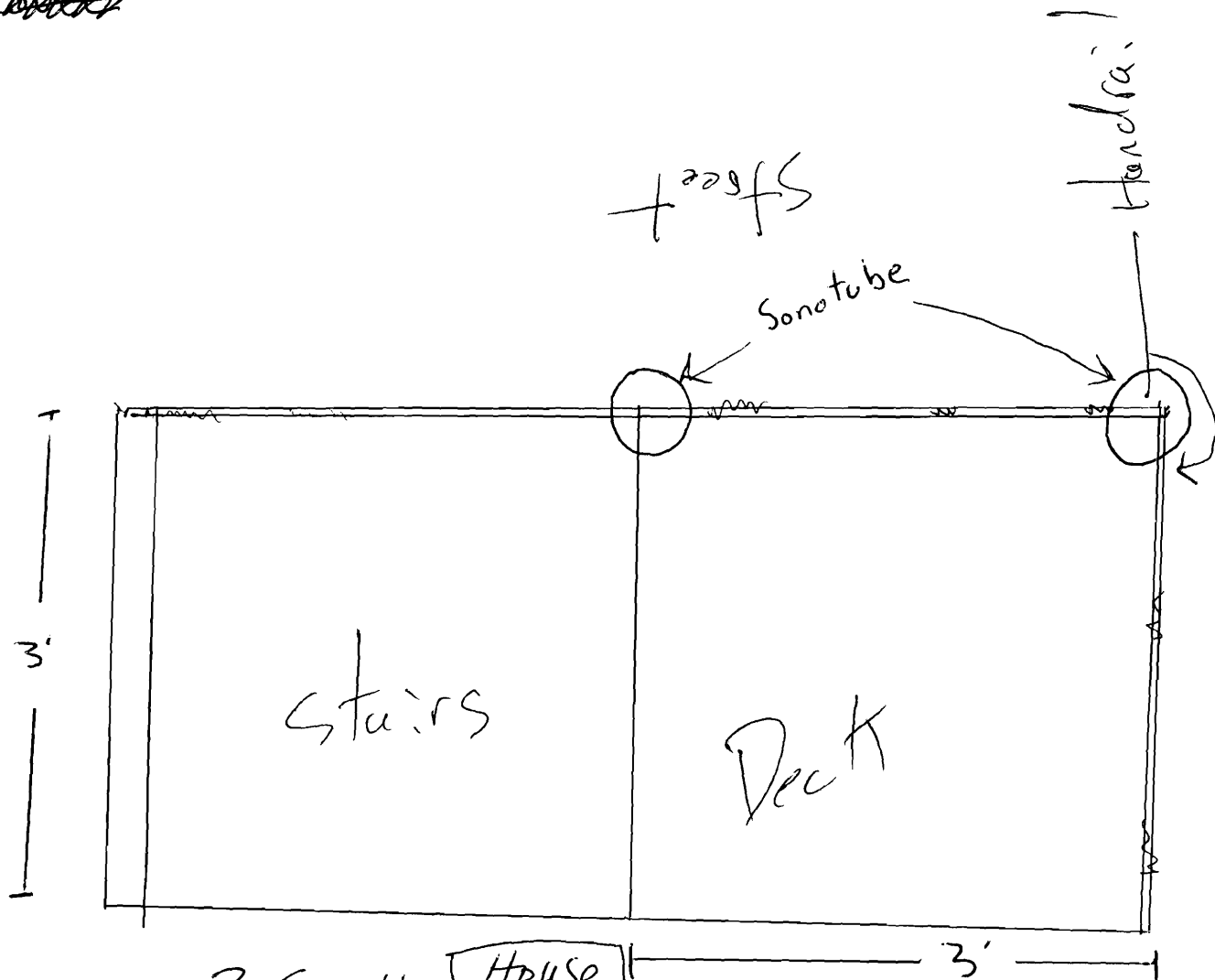
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: 	Date: <u>2 Aug 07</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

# After Deck Removal

will cap with ~~xxxxxx~~ aluminum for weathertight.  
~~xxxxxx~~



2 Gaspable House  
 Stairs Handrail <sup>returned</sup> Guardrail  
 rise 7" or less height 36" height 42" stairs & deck  
 run 10" or greater balusters spacing 3.5"

## Foundation

Diameter Sonotube 12"  
 depth below grade 48"  
 anchorage to footing 5  
 spacing 36"

## Framing

Columns 4x4  
 Ledger 2x12  
 Fastener 16" OC  
 Joist 2x12 16" OC  
 hangers

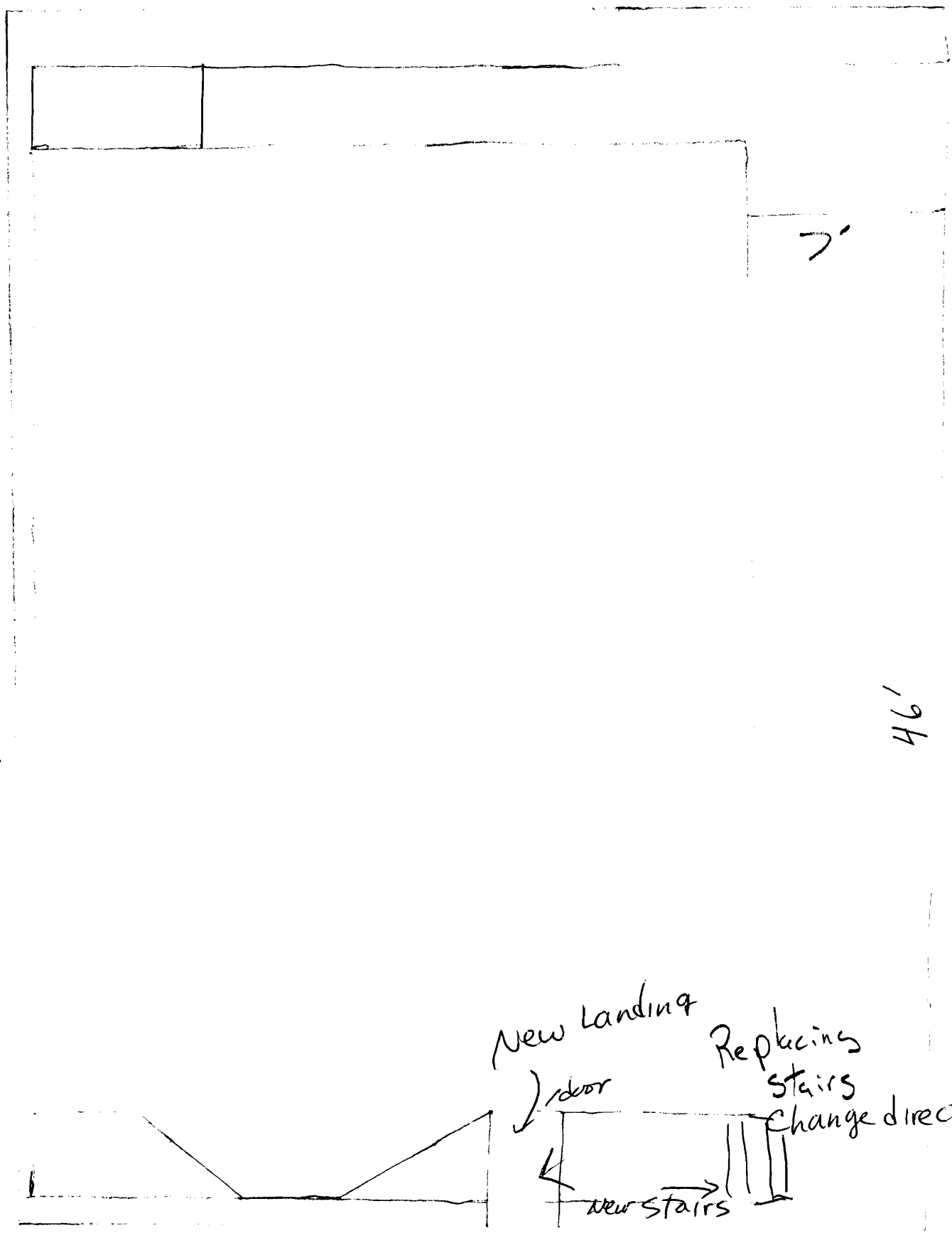
①

37'

46'

46'

7'



New landing

door

Replacing stairs

Change direction

new stairs

side walk

Road

