

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that 48 STATE STREET CONDO ASSOCIATION

Located At 48 STATE ST

Job ID: 2012-05-4072-ALTCOMM

CBL: 044- C-020-001

has permission to Replace PT decking & railings on existing rear 3 decker egress 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

 6/18/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET-SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2012-05-4072-ALTCOMM	Date Applied: 5/23/2012	CBL: 044- C-020-001	
Location of Construction: 48 STATE ST	Owner Name: 48 STATE STREET CONDO ASSOCIATION	Owner Address: 48 STATE ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Geoffrey King - King Builders, LLC	Contractor Address: 102 Baxter Boulevard, Portland, ME 04101	Phone: 207-653-6974
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: 12 residential condos	Proposed Use: Same - 12 residential condos - replace decking & railings on rear decks	Cost of Work: 19000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. King</i>	Inspection: Use Group: R-2 Type: SB IBC-2009 Signature: <i>JMB</i>
Proposed Project Description: replace decking and railings on existing decks		Pedestrian Activities District (P.A.D.)  6/18/12	
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 information 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 <i>All work within existing lot lines</i></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 6/1/12 JMB</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"/> Yes</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input checked="" type="checkbox"/> Does not Require Review <i>(not visible)</i></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>6/5/12 J. Andrews</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 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

## 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.**

### 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

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

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-4072-ALTCOMM

Located At: 48 STATE ST

CBL: 044- C-020-001

## **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.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain as twelve (12) residential condominiums. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that all the work will take place within the existing footprint.

### **Historic**

1. No formal historic preservation approval required, as the rear decks and railings are not readily visible from a public way.

### **Fire**

2. Installation shall comply with City Code Chapter 10.
3. All construction shall comply with City Code Chapter 10.
4. <http://www.portlandmaine.gov/citycode/chapter010.pdf>

### **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. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans for the graspable handrail added, both sides at 34"-38" above the tread nose, with returns both ends, and < 4" space at the riser opening.
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.



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: Geoffrey King, Check Number: 2531  
**Tender Amount:** 260.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 5/23/2012  
**Receipt Number:** 44245

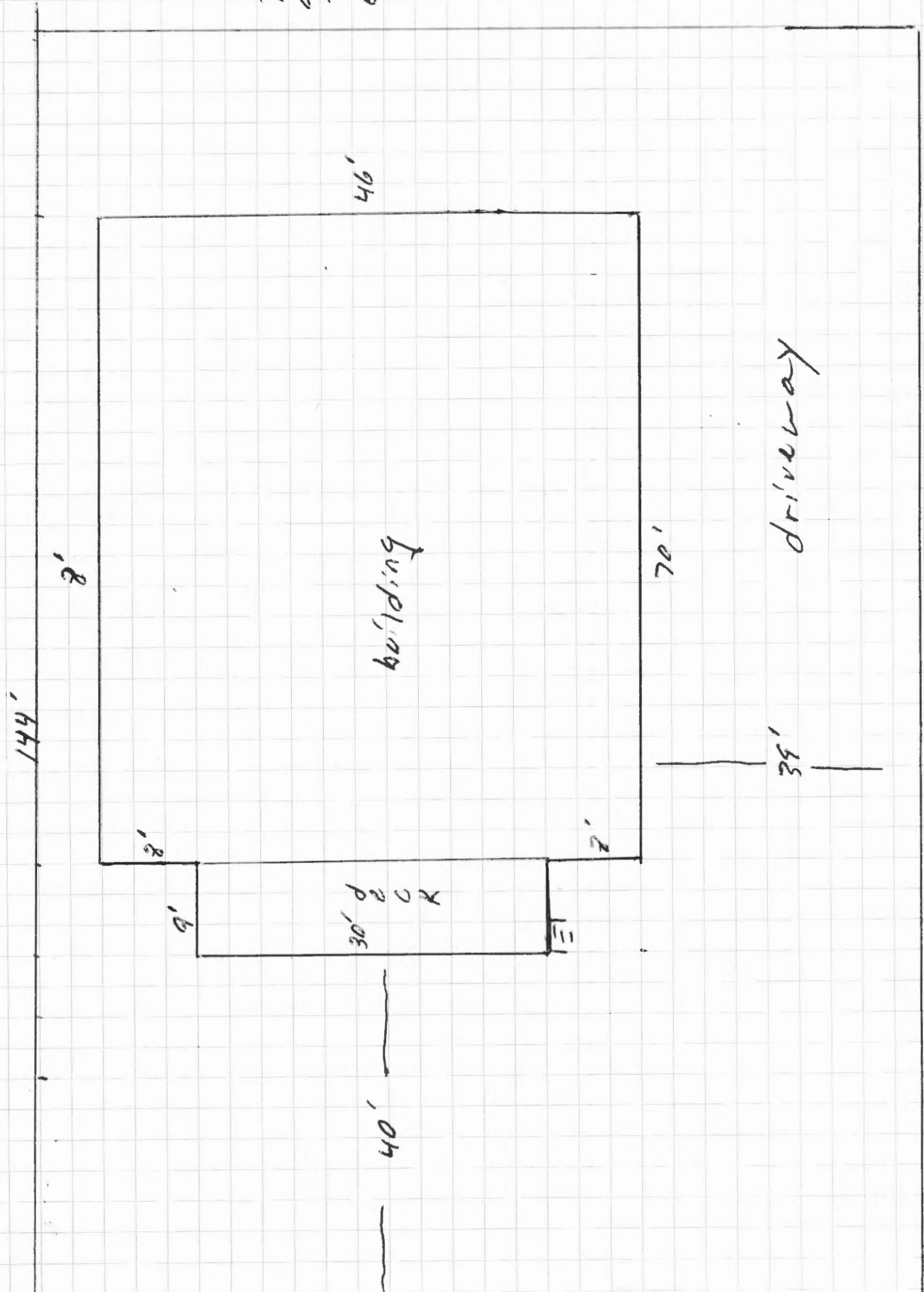
Receipt Details:

Referance ID:	6634	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	210.00	Charge Amount:	210.00
Job ID: Job ID: 2012-05-4072-ALTCOMM - replace decking and railings on existing deck			
Additional Comments: Geoffrey King			

Referance ID:	6635	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-05-4072-ALTCOMM - replace decking and railings on existing deck			

Plot Plan 48 State St.

ST AT 0 ST



144'

8'

46'

building

70'

driveway

35'

8'

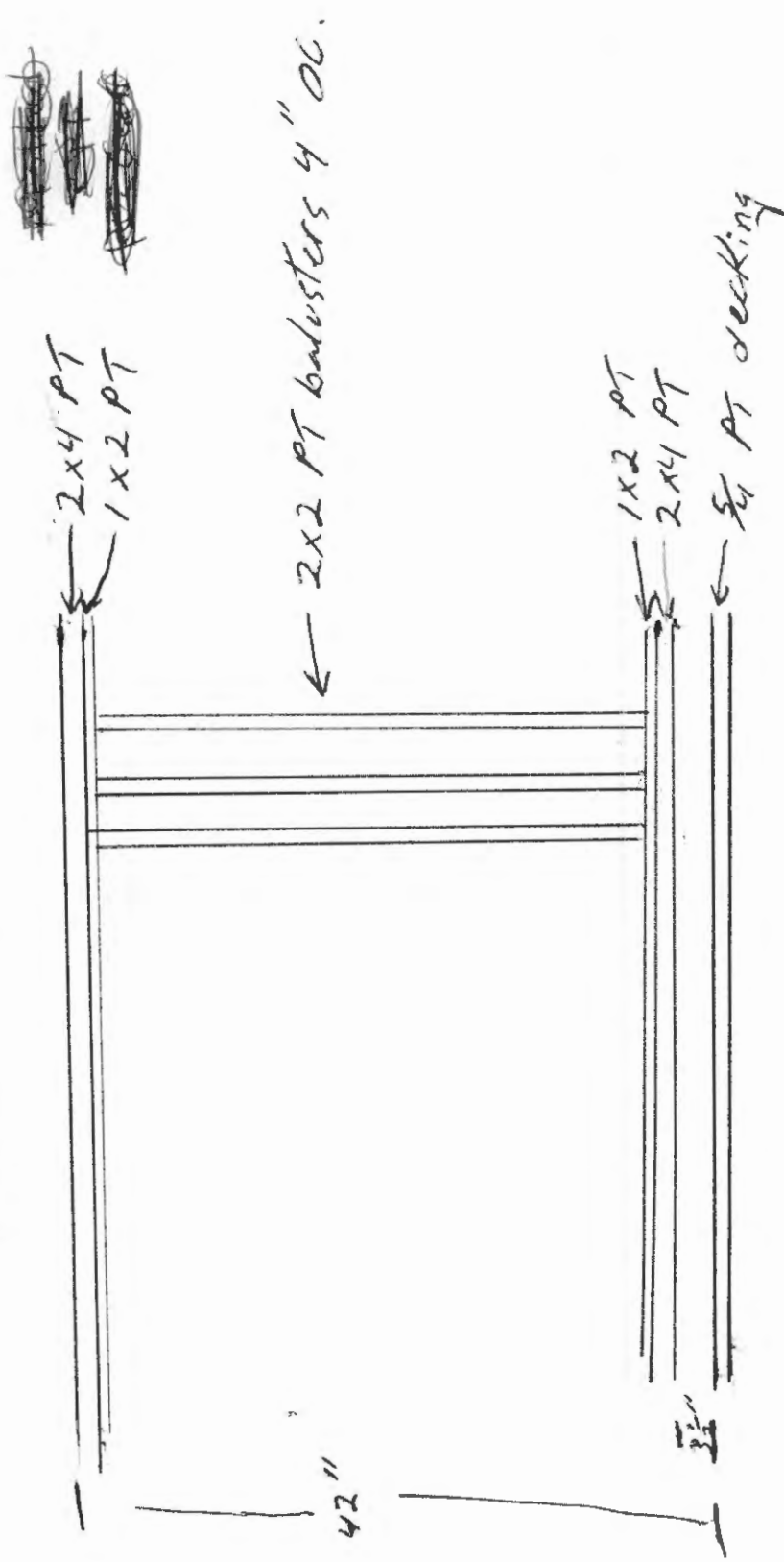
9'

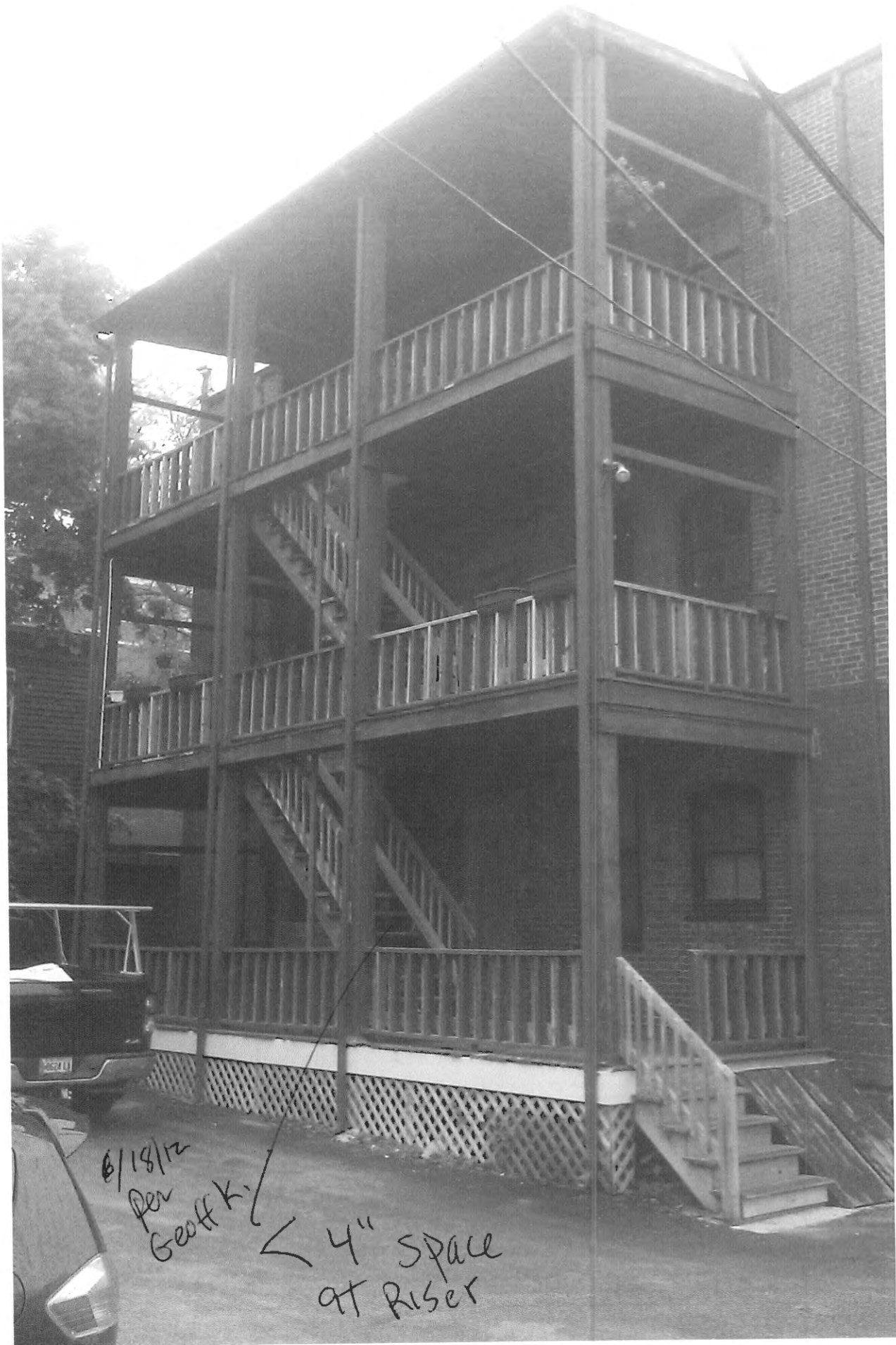
30' d e r

8'

40'

6/18/12 Per Geoff K. will Add graspable H-Rail on both sides w/ returns 34" 38" replace 2x4 top rail with graspable PT rails at stairs



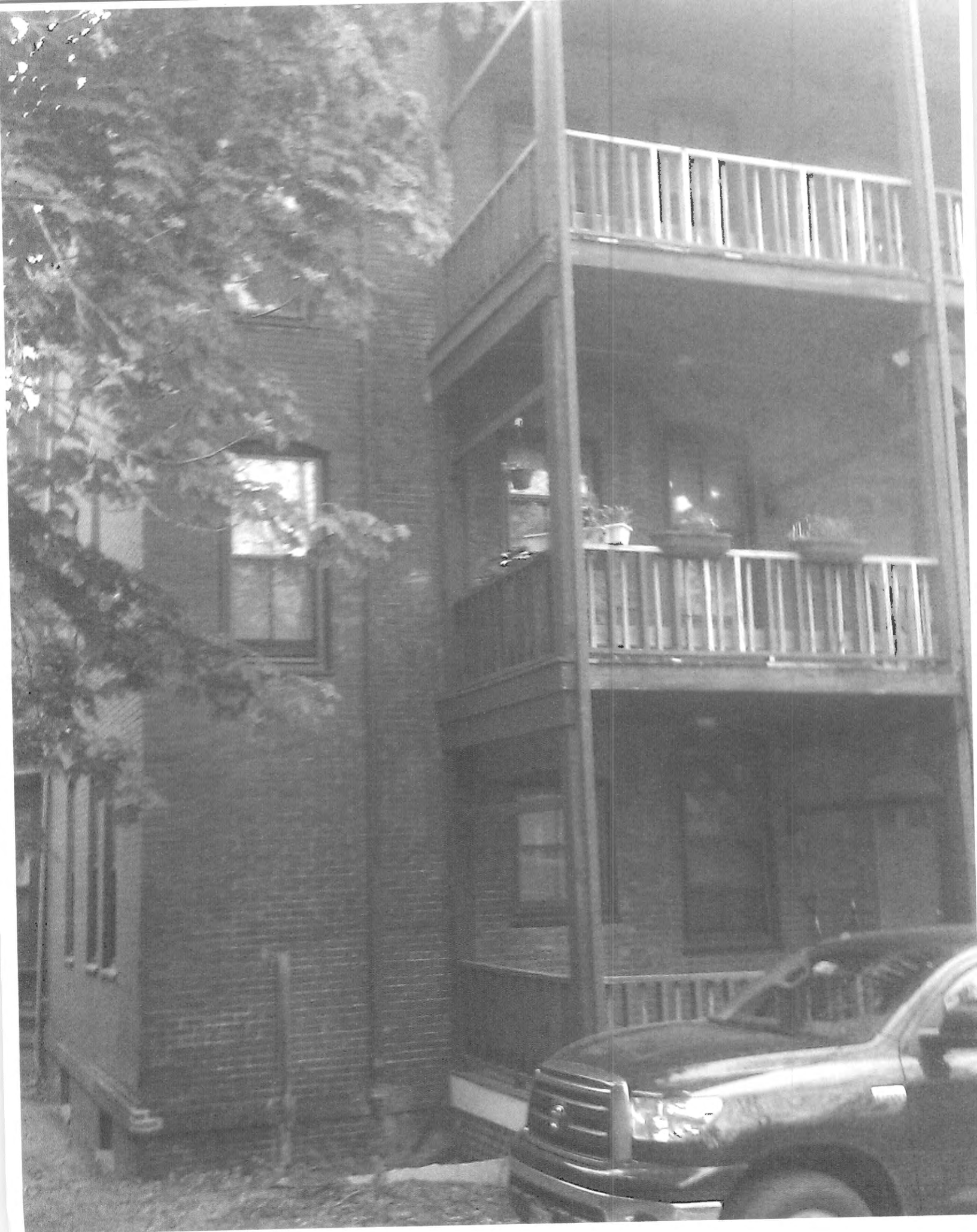


6/18/12

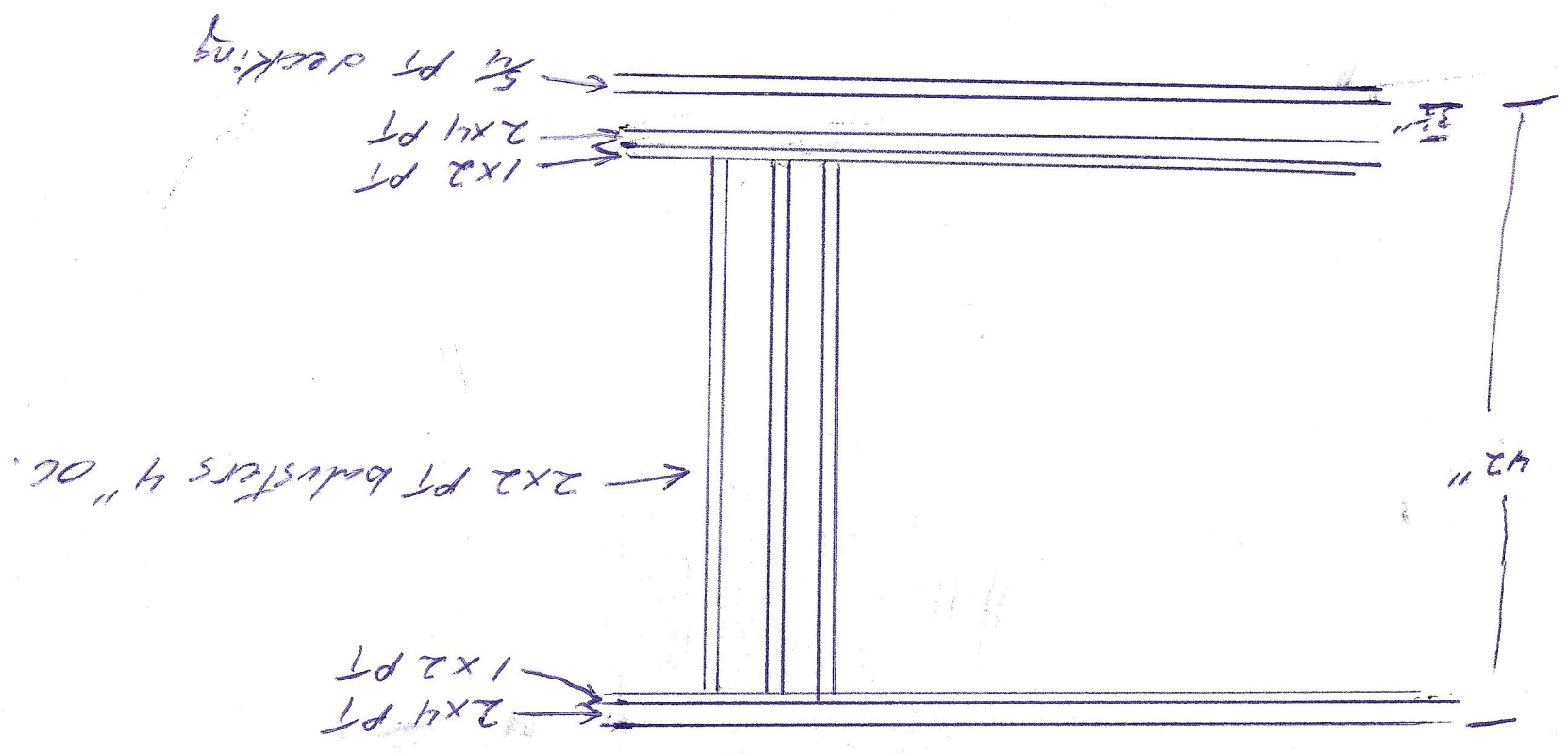
Per Geoff K.

4" space  
at Riser





replace 2x4 top rail with graspable PT rails at stairs





# 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>48 State St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Geoffrey King</u> Address <u>102 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>653-6974</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>48 STATE ST. Condo assn.</u> Address <u>48 State St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>19,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Condos</u> Number of Residential Units <u>12</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace decking &amp; railings on existing decks.</u>		
Contractor's name: <u>King Builders, LLC</u> Address: <u>102 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>653-6974</u> Who should we contact when the permit is ready: <u>Geoff King</u> Telephone: _____ Mailing address: <u>102 Baxter Blvd. Portland, ME 04101</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: Geoffrey King

Date: 5/22/2012

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





