

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ROURKE ERIN J & GABRIEL S COLEMAN JTS/Brian
Davis

PERMIT ID: 2012-65592

Located at

464 CUMBERLAND AVE

CBL: 046 A003001

has permission to **install handrails to front steps, replace rotted clapboard above rear deck around window**

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 cloed-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


Code Enforcement Officer / Plan Reviewer

12/27/12

**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:

Close-in/Elec./Plmb./Framing

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 201265592	Date Applied For: 12/11/2012	CBL: 046 A003001
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Location of Construction: 464 CUMBERLAND AVE	Owner Name: ROURKE ERIN J & GABRIEL S C	Owner Address: 464 CUMBERLAND AVE	Phone: (207) 756-0522
Business Name:	Contractor Name: Brian Davis	Contractor Address: 65 School Street Porter	Phone: (207) 776-0140
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home	Proposed Project Description: install handrails to front steps, replace rotted clapboard above rear deck around window
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/19/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 1. The wood newel post shall match the details of the post on the front corner of the porch, in dimension, finish materials and profiles, and base and cap detail. 2. Railing details shall match the railing on the porch, except that the baluster spacing shall be less than four (4) inches between balusters. 3. Iron railing shall be painted with matte black, rust-resistant paint. 4. Contractor or owner shall contact Historic Preservation staff at 756-8023 at completion of the project, for final inspection. 5. All new wood components shall be painted to match the trim color scheme of the house. 			

Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/13/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) In reviewing the permit, it appears that there was a deck built on the rear after 1981 without a permit. Deck will have to be permitted after the fact. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 12/24/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground. 2) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. 4) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. 			

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65592	Issue Date:	CBL: 046 A003001
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Location of Construction: 464 CUMBERLAND AVE	Owner Name: ROURKE ERIN J & GABRIEL S C	Owner Address: 464 CUMBERLAND AVE	Phone: (207) 756-0522
Business Name:	Contractor Name: Brian Davis	Contractor Address: 65 School Street Porter	Phone: (207) 776-0140
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6
Past Use: Single Family Home	Proposed Use: Single Family Home	Permit Fee: \$80.00	Cost of Work: \$1,000.00
Proposed Project Description: install handrails to front steps, replace rotted clapboard above rear deck around window		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: SB IRC, 2009 (MUBGC)
		Signature: <i>JR</i>	
		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: Idobson	Date Applied For: 12/11/2012	Zoning Approval
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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>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 12/13/12 <i>AM</i></p>	<p>Zoning Appeal</p> <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 <p>Date: _____</p>	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: 12/19/12 <i>Robert White</i></p>
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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

Pub.

2012-65592 RECEIVED



General Building Permit Application

DEC 11 2012

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

Location/Address of Construction: <u>464 Cumberland Ave</u>		
Total Square Footage of Proposed Structure/Area <u>0</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>A</u> Lot# <u>3</u>	Applicant: (must be owner, lessee or buyer) Name <u>Gabriel Coleman</u> Address <u>12 Irving St #2</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207-756-0522</u>
Lessees/DBA DEC 11 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>100.00</u> C of O Fee: \$ _____ Historic Review: \$ <u>50.00</u> Planning Amin.: \$ _____ Total Fee: \$ <u>80</u>
	Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Homeowner Insurance requirements. Handrails on concrete & wood front stairs. (See sketch) Repair lower outside connection boards. Replace rotted clapboards above rear deck around window</u>	
Contractor's name: <u>Brian Davis</u> Email: <u>briandavis@rondrunner.com</u> Address: <u>65 School St.</u> City, State & Zip: <u>Porter ME 04068</u> Telephone: <u>207-776-0140</u>		Who should we contact when the permit is ready: <u>Homeowner/contractor</u> Telephone: <u>207-756-0525</u>
Mailing address: <u>MAIL TO: 12 IRVING ST. #2, PORTLAND, ME</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.

Signature: [Signature] Date: 12-7-12

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

Conditions of Approval - 464 Cumberland Avenue handrails

1. The wood newel post shall match the details of the post on the front corner of the porch, in dimension, finish materials and profiles, and base and cap detail.
2. Railing details shall match the railing on the porch, except that baluster spacing shall be less than four (4) inches between balusters.
3. Iron railing shall be painted with matte black, rust-resistant paint.
4. Contractor or owner shall contact Historic Preservation staff at 756-8023 at completion of the project, for final inspection.

Scale Approx. 1/8" = 1 foot

P-6.

Back porch
Clap board
repair

Corner trim
Repair

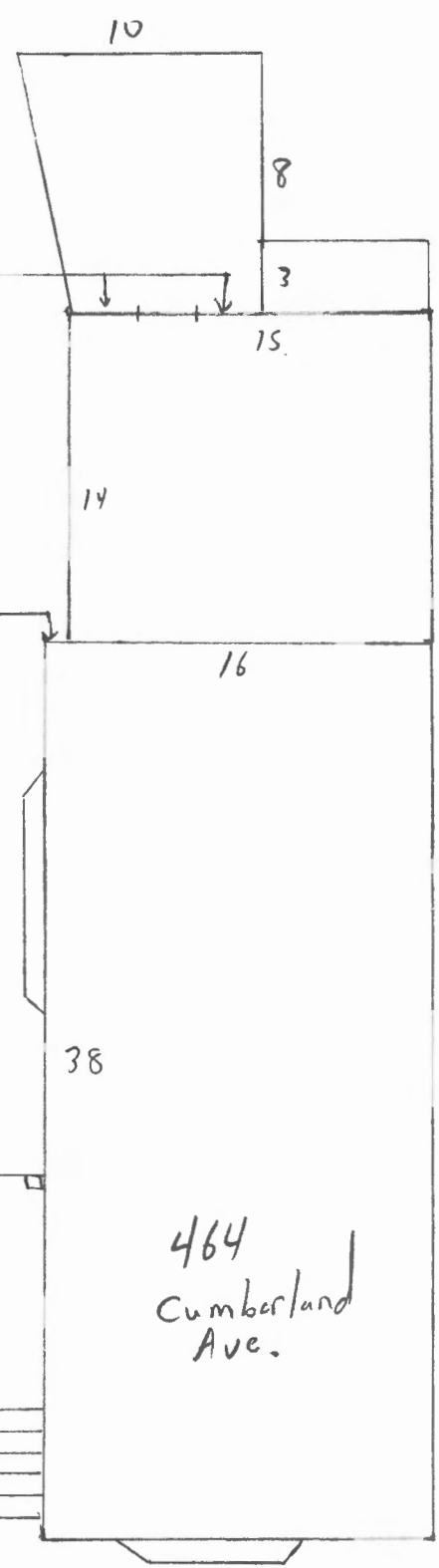
Property line

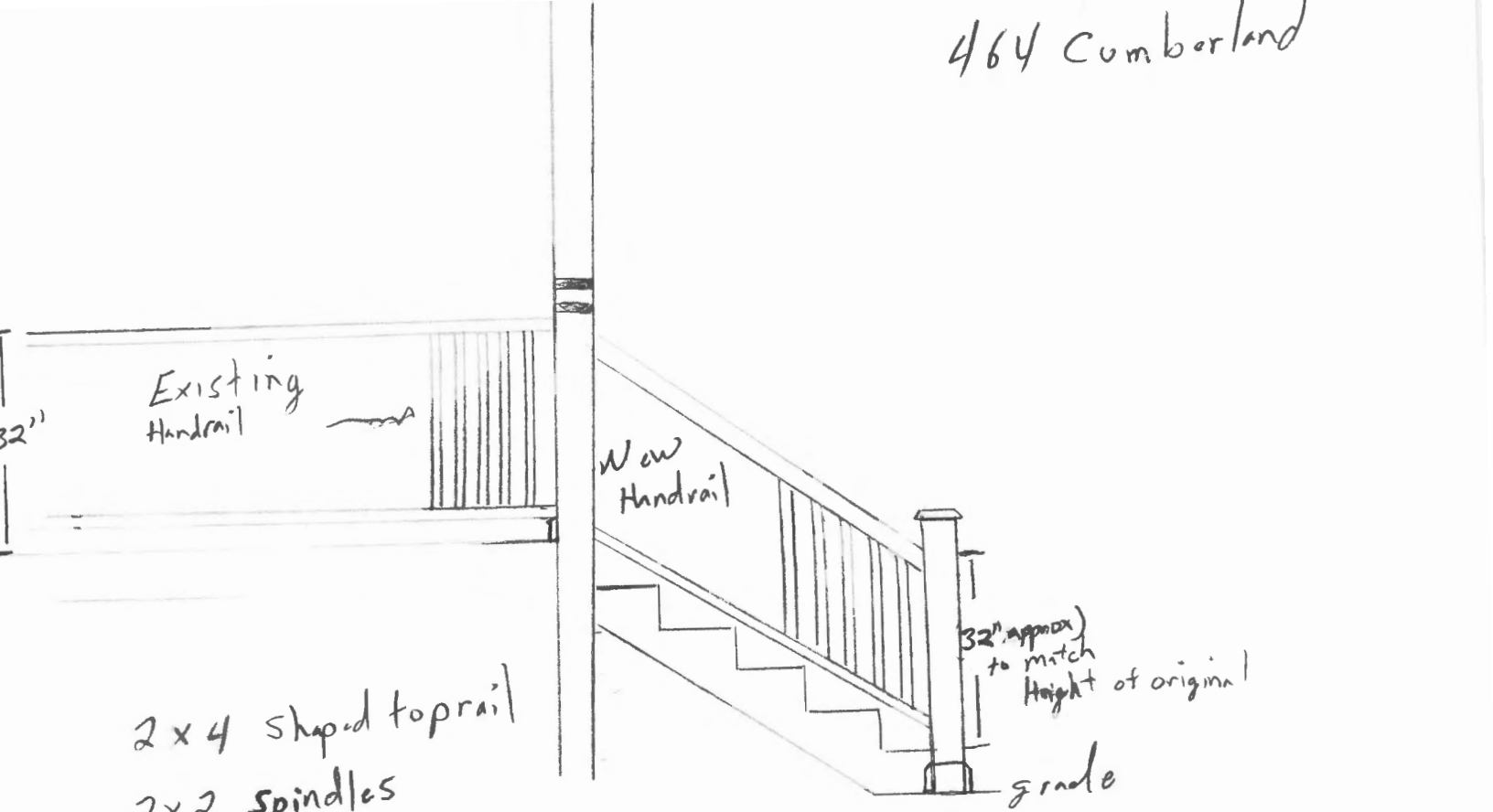
wooden steps
New wood handrail

Concrete Step
new iron Handrail

Brick walk

Cumberland Ave.

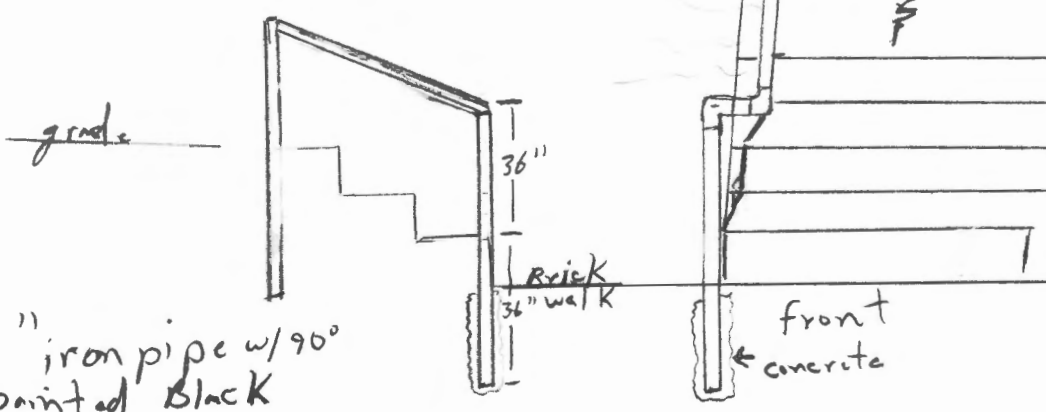




- 2x4 shaped top rail
- 2x2 spindles
- 1x4 lower boards
- Blocking between spindles
- Lower newell post dressed in trim boards to match existing w cap.

32" approx to match height of original
grade

Concrete Steps

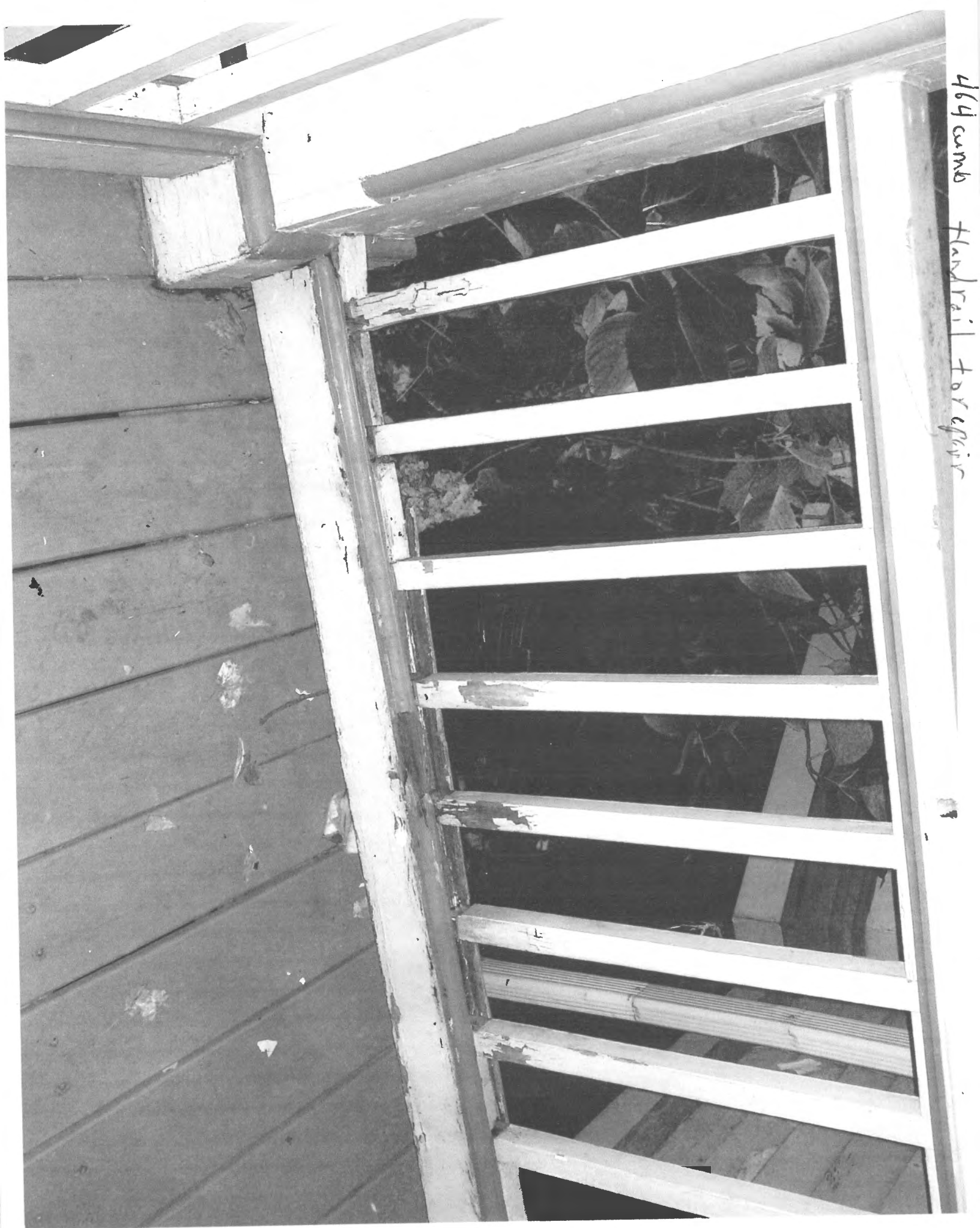


- 1 1/4" iron pipe w/ 90° painted black
- 36" below grade in concrete
- 36" above nose of treads

8"-12" Depending on post setting

front concrete

464 comb Handrail for repair



464 Cumberland Ave New front hand rail to be added





4/6/4cm) Corner trim to repair

