

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 090327

Please Read Application And Notes, If Any, Attached

This is to certify that NELSON SARINA NAIERMAN & EDWARD NELSON JT has permission to Remove and replace existing two story, covered, front porch (7' x 7'+), rebuild front steps, add open deck above two story porch & add door on floor to porch deck (all work within existing footprint) AT 119 GRANT ST CE 048-A020001

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 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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS  
Fire Dept. CAPT. K. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 5/4/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

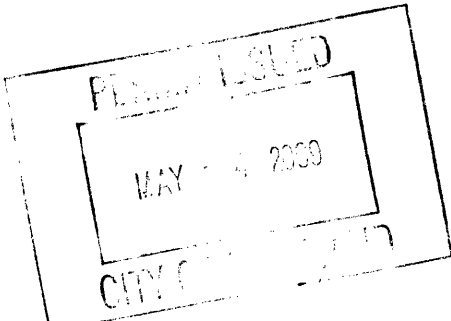
Permit No: 09-0327	Issue Date: 5/4/09	CBL: 048 A020001
-----------------------	-----------------------	---------------------

Location of Construction: 119 GRANT ST	Owner Name: NELSON SARINA NAIERMAN &	Owner Address: 119 GRANT ST	Phone: 207-772-6078
Business Name:	Contractor Name: John Michael Poirier	Contractor Address: 27 Bouin Road Monmouth	Phone: 2077497422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-1

Past Use: Three Family Residential	Proposed Use: Three Family Residential - Remove and replace existing two story, covered, front porch (7' x 27+'), rebuild front steps, add open deck above two story porch & add door on 3rd floor to access deck. (all	Permit Fee: \$240.00	Cost of Work: \$21,920.00	CEO District: 2
Proposed Project Description: Remove and replace existing two story, covered, front porch (7' x 27+'), rebuild front steps, add open deck above two story porch & add door on 3rd floor to access deck. (all work within existing footprint)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions		INSPECTION: Use Group: R-2 Type: SB IBC-2003
		Signature: <i>(KG)</i>		Signature: <i>CL 5/4/09</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: lmd	Date Applied For: 04/14/2009	<b>Zoning Approval</b>		
-------------------------	---------------------------------	------------------------	--	--

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	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: 5/1/09 APB	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: APB
--	---	--	---



**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

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.**

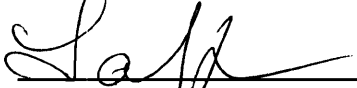
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_

Signature of Applicant/Designee

  5.4.09  

Date

  
\_\_\_\_\_

Signature of Inspections Official

  5.4.09  

Date

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

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

<b>Permit No:</b> 09-0327	<b>Date Applied For:</b> 04/14/2009	<b>CBL:</b> 048 A020001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 119 GRANT ST	<b>Owner Name:</b> NELSON SARINA NAIERMAN &	<b>Owner Address:</b> 119 GRANT ST	<b>Phone:</b> 207-772-6078
<b>Business Name:</b>	<b>Contractor Name:</b> John Michael Poirier	<b>Contractor Address:</b> 27 Bouin Road Monmouth	<b>Phone:</b> (207) 749-7422
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Three Family Residential - Remove and replace existing two story, covered, front porch (7' x 27'+), rebuild front steps, add open deck above two story porch & add door on 3rd floor to access deck. (all work within existing footprint)	<b>Proposed Project Description:</b> Remove and replace existing two story, covered, front porch (7' x 27'+), rebuild front steps, add open deck above two story porch & add door on 3rd floor to access deck. (all work within existing footprint)
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/01/2009

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the understanding that all the work will take place within the existing footprint.
- 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/04/2009

**Note:** **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 3) Guardrail openings shall be less than 4" up to a height of 34". From 34" - 42" the opening can be less than 8".
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 6) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 05/01/2009

**Note:** **Ok to Issue:**

**Comments:**

4/30/2009-amachado: Left voicemail for John Michael Poirier, contractor. Need to know dimension of the existing front decks (porches). Is all work within existing footprint? Adding open deck on third floor and door to access it?

4/30/2009-amachado: Talked to John. The work will take place within the existing footprint. There will be a new open deck with railing and door to access it on the third floor level.



# General Building Permit Application

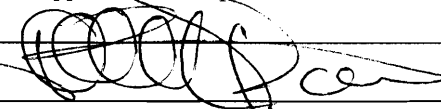
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction <u>119 GRANT ST</u>		
Total Square Footage of Proposed Structure/Area <u>591.39</u>	Square Footage of Lot <u>5000 (4350)</u>	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>TED SARINA NELSON</u> Address City, State & Zip	Telephone: <u>772 6078</u>
Lessee/DBA (If Applicable)  <u>APR 14 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>21,920.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>240</u>
Current legal use (i.e. single family) <u>3 FAMILY</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REMOVE AND REPIACE EXISTING STRUCTURE TO CODE</u>		
Contractor's name: <u>John Michael Poiree</u> Address: <u>27 Bowin Rd</u> City, State & Zip: <u>Monmouth Me. 04259</u> Telephone: <u>749 7422</u> Who should we contact when the permit is ready: <u>John Michael Poiree</u> Telephone: <u>SAME</u> Mailing address: <u>SAME</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:  Date: 4/15/09

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

← 50 →

✓ FENCE

↑ Block foundation

NEILSON LOT - 119 GRANT ST

(50x100) 5000 sq ft

HOUSE 27' WIDE

Deck + Stairs  
4'x9'6"

lot size 5000 sq ft

HOUSE - 1863 sq ft

Deck - 197.1 sq ft  
(full floor)

521

assessor's map 87'

100'

HOUSE 69' wide

66' on assessor's map

DRIVE WAY

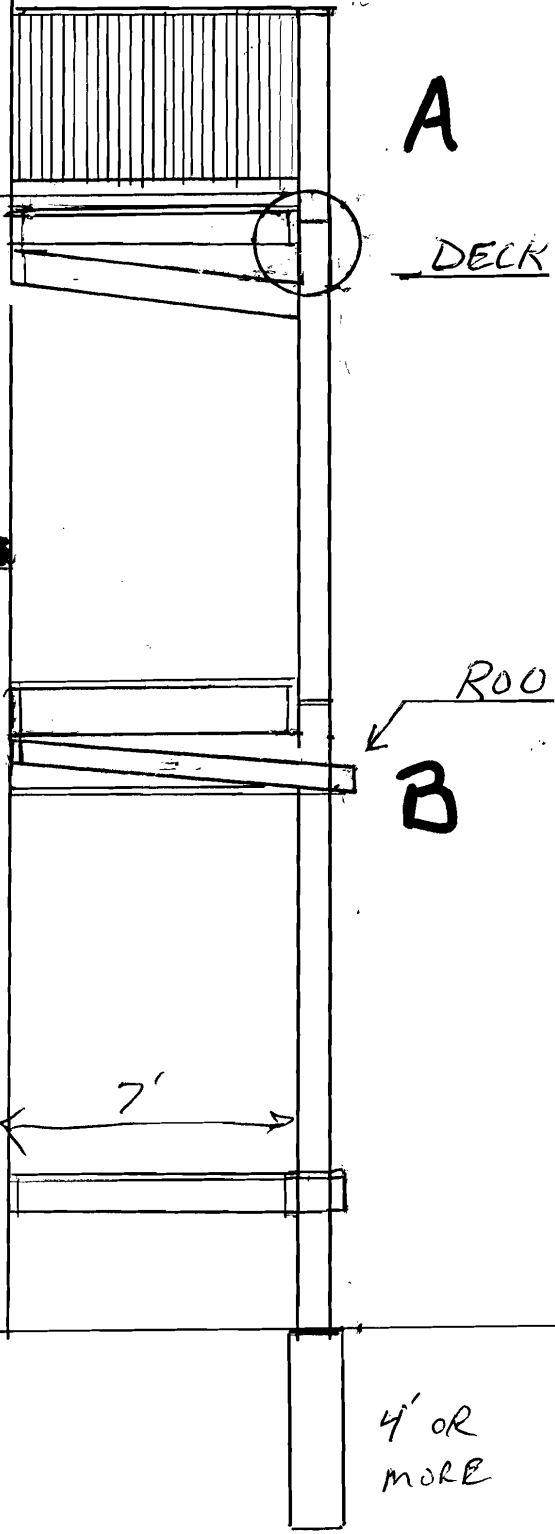
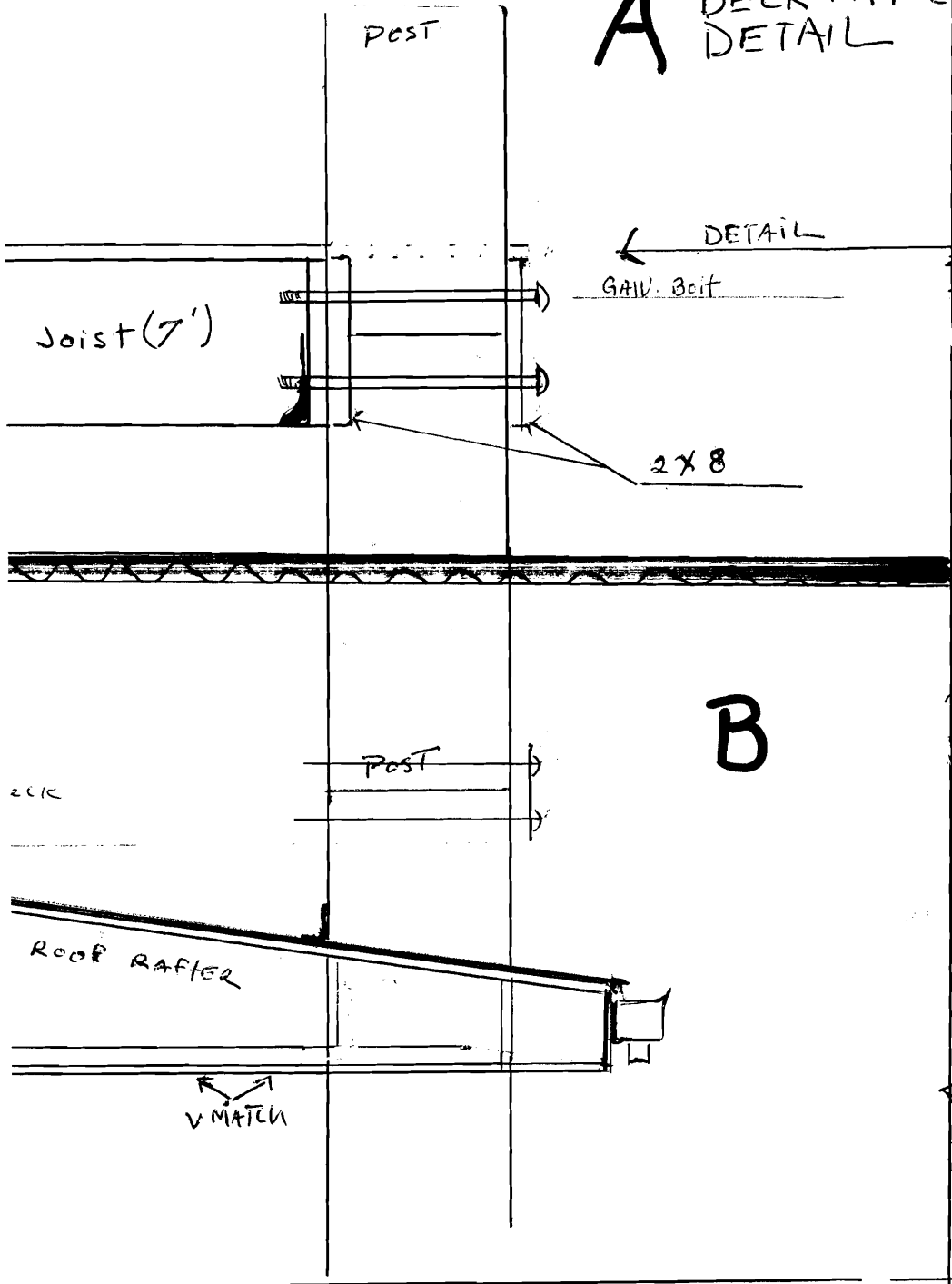
DECK 7'4"

SIDE WALK

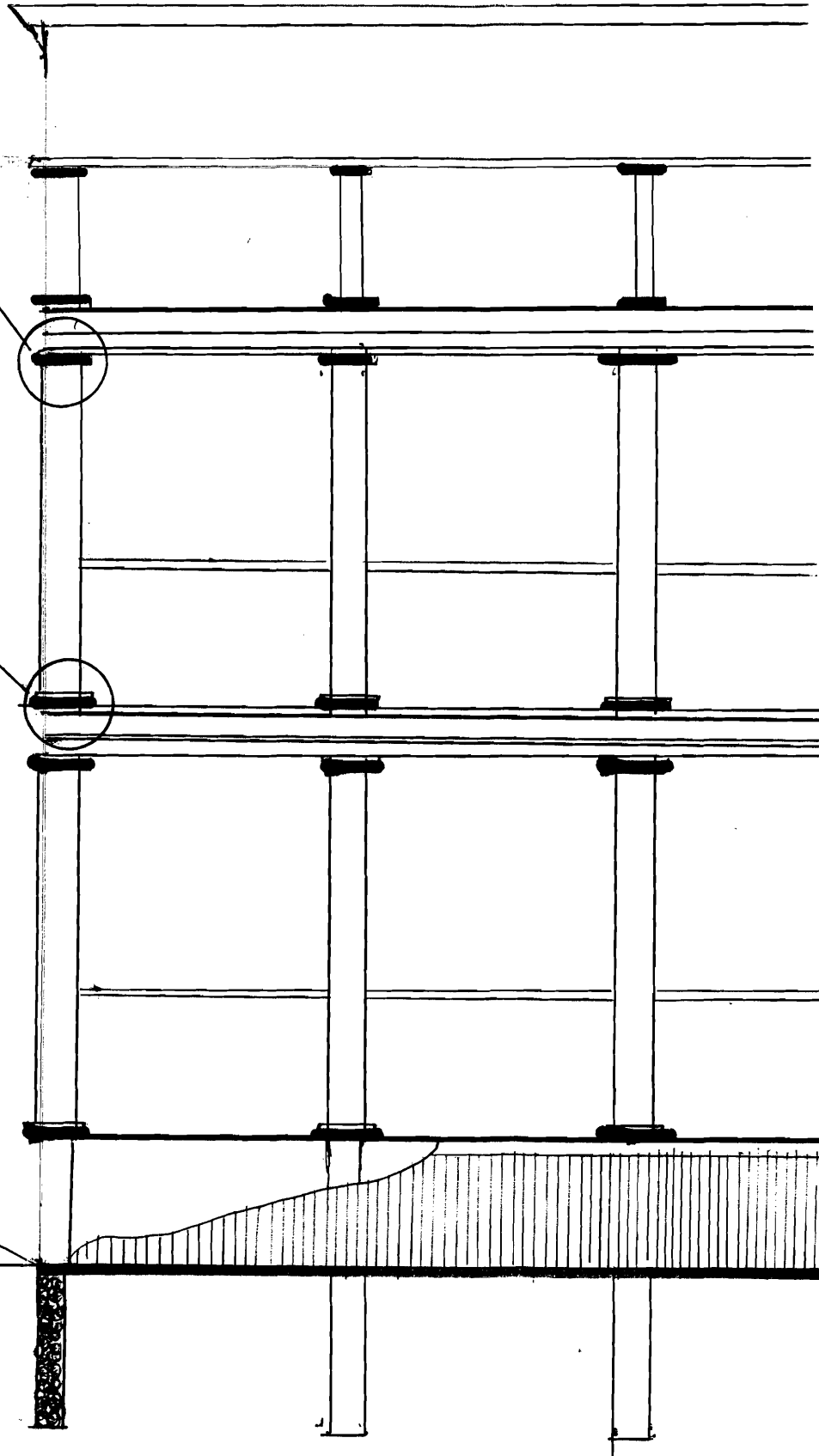
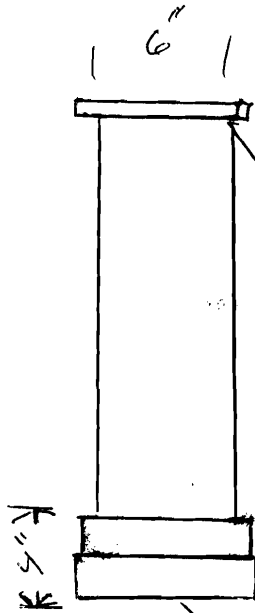
119 GRANT ~~STREET~~ STREET

119 GRANT ST

# A DECK FRAME DETAIL



NEILSON



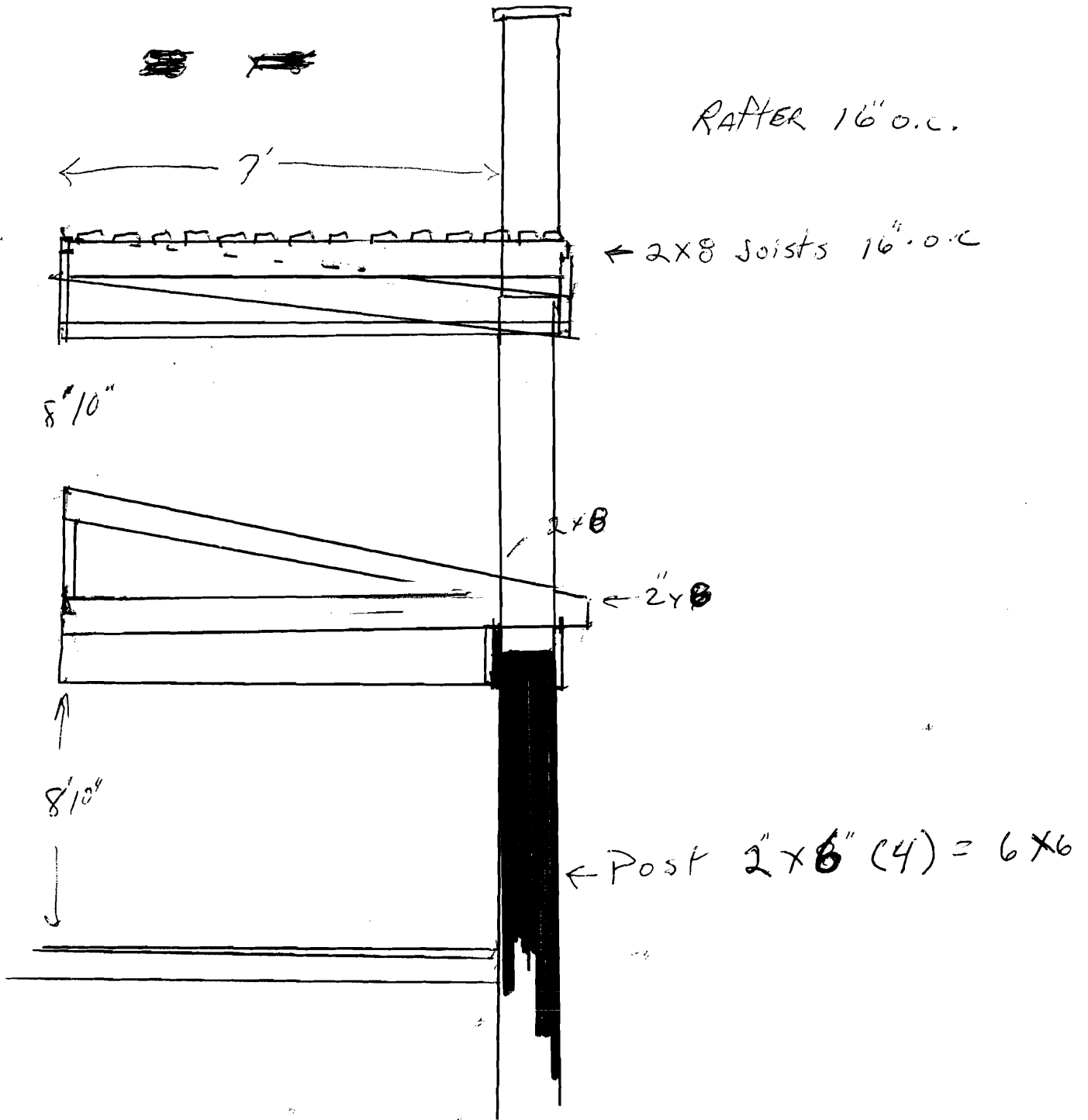
ANCHOR PLATE 2x10"

Deck — 8' x 28'  
RAILS — 42" high  
BALUSTERS — 4" SPACING



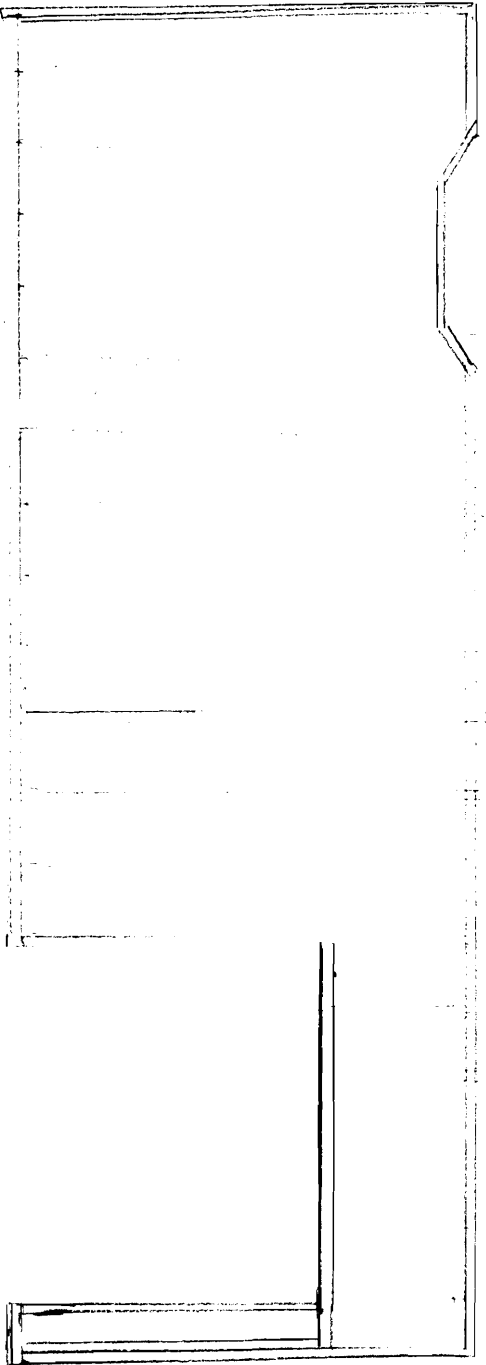
9 square - NELSON 119 Grant St

Deck + Roof DETAIL



NEISON 119 GRANT ST.  
DECK FRAMING - 1st Floor

2x8 16" o.c. Joist Hangers



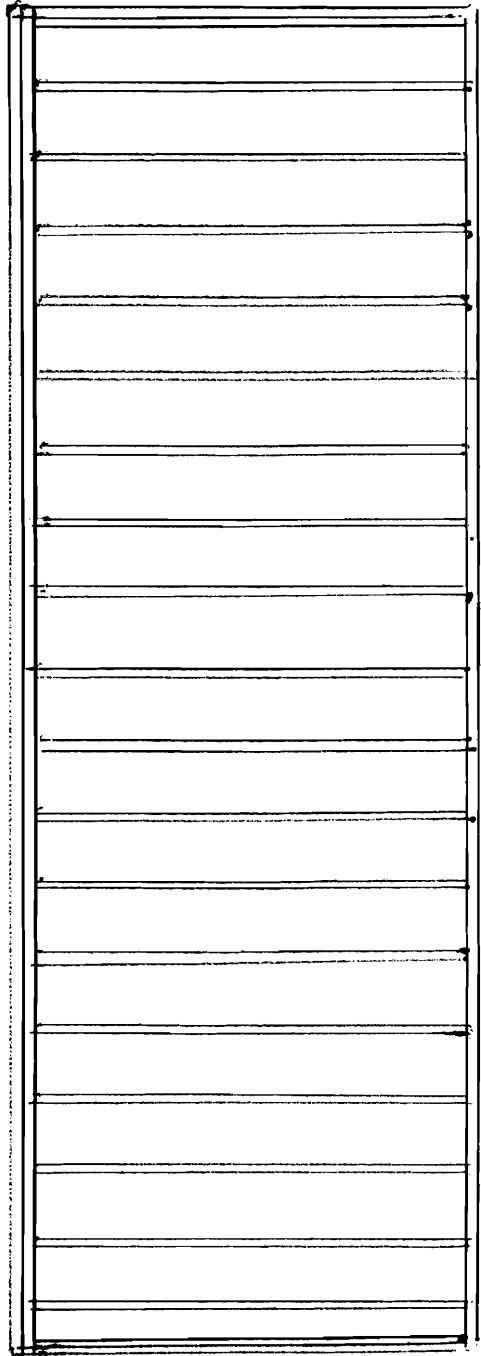
Locals  
Platad

See Schedule

SCALE  
1/4" = 1' - 0"

NEISON 119 GRANT  
2ND FLOOR DECK

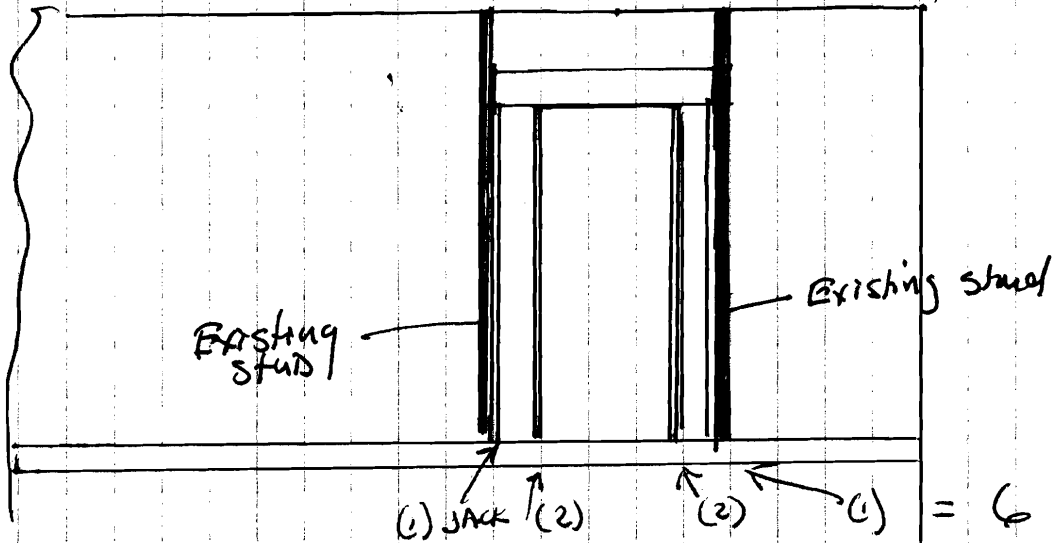
2x8 16" O.C. W/ RAFTERS



3rd Floor

# DOOR FRAMING

NEISOW  
119 GRANTS  
PORTLAND



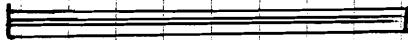
DOOR 36" x 84"

R.O. 38 x 85 1/2

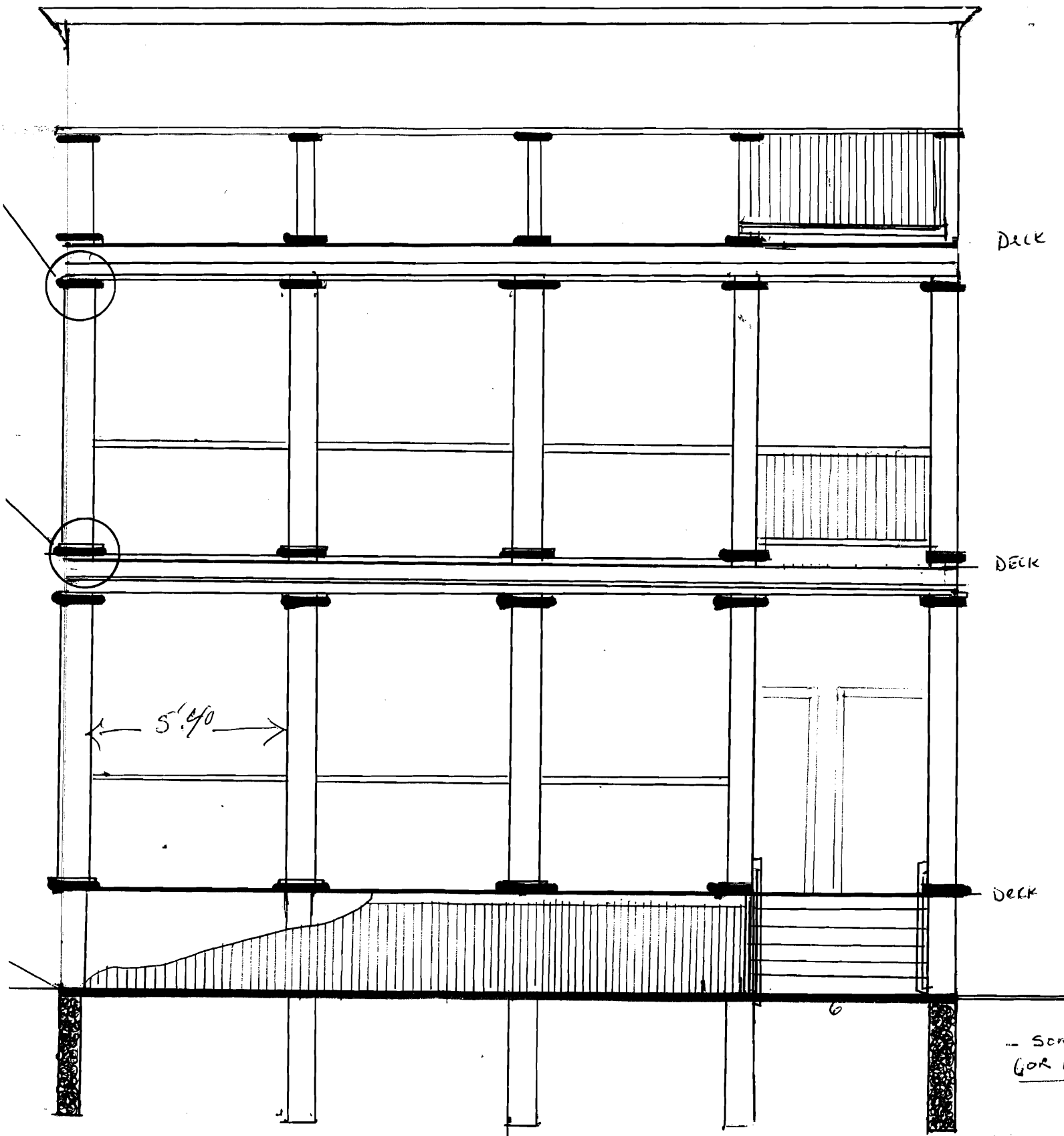
HEADER 2/2" x 10"

2x 4' studs or 2x6' ? - 6 STUDS

(2) 2x 10' HEADER with 1/4  
plywood glue core OR (3) 2x10



IN THE EVENT THE  
STUDS ARE 6'



DECK

DECK

DECK

- SON  
GOR

- 8' x 28'

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

215 YEAR 1960  
 FIRE DEPT. D  
 1ST REAR N. 1/2 W. 1/2

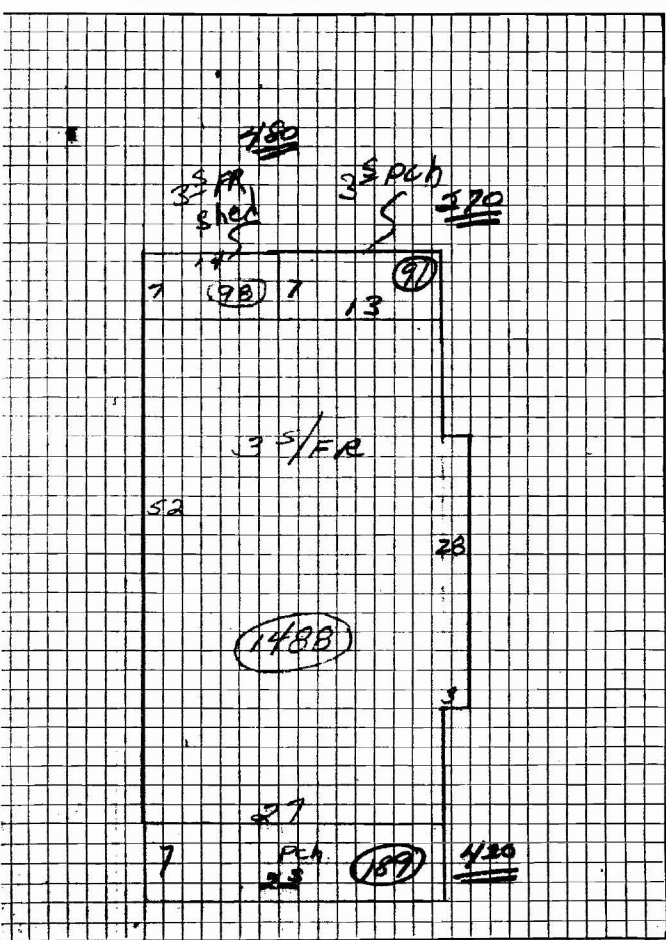
YEAR 19

RENT - 940  
 OWNER - 480 EST  
 1420

446-548-200 - Remove knob part, kitchen 3<sup>rd</sup>  
 floor & change door N.E.

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM 3 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK 3 ✓
3/4 1/2 3/4		STD. WAT. HEAT 3 ✓
NO. CELLAR	CEMENT	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.
CLAPBOARDS	PINE	LAUNDRY TUBS
WIDE SIDING	HARDWOOD	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS	ELECTRIC ✓
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE	BSMT. 2ND 6
SOLID BRICK	HARDWOOD	1ST 6 3RD 6
STONE VENEER	PLASTER	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED ✓	SINGLE FAMILY
TERRA COTTA	METAL CLG.	TWO FAMILY
VITROLITE		APARTMENT 3 ✓
PLATE GLASS	RECREAT. ROOM	STORE
INSULATION	FINISHED ATTIC	THEATRE
WEATHERSTRIP	FIREPLACE	HOTEL
ROOFING	HEATING	OFFICES
ASPH. SHINGLES	PIPELESS FURNACE	WAREHOUSE
WOOD SHINGLES	HOT AIR FURNACE	COMM. GARAGE
ASBES. SHINGLES	FORCED AIR FURN.	GAS STATION
SLATE TILE	STEAM 3 ✓	ECONOMIC CLASS
METAL	HOT WAT. OR VAPOR	OVER BUILT
COMPOSITION	NO HEATING	UNDER BUILT
ROLL ROOFING	3-Boilers ✓	DT. 6-30-50 AR. GA
INSULATION	GAS BURNER	LD. 2 PD.
	OIL BURNER 2 ✓	MS. CK. 50
	STOKER	REP. VAL. 16810

COMPUTATIONS		
UNIT	1951	
1480 S. F.	14610	
ADDITIONS	+1170	
BASMENT WALLS ROOF		
FLOORS ATTIC FINISH		
2-3 <sup>rd</sup> BMS +	360	
HEATING	+820	
PLUMBING	-150	
TILING		
TOTAL	16810	
FACT.		
REP. VAL.	16810	

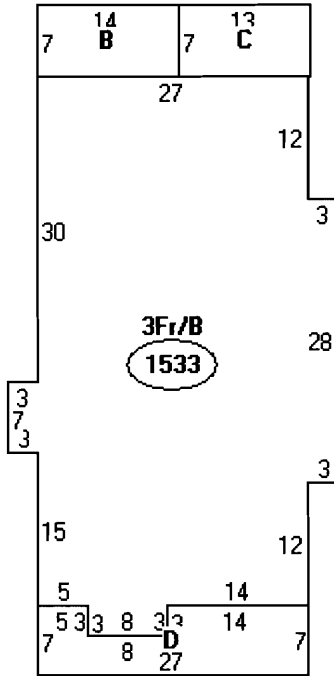


SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
APT	A 3 1/2 FR	B	36		F	16810	35%	10930	25A	8200	4925
BAR	B 2C/C.B. 18x18	C	21		F	300	340	210	-B	210	125
C											
D											
E											
F											
G											

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.	5050	19	19
OLD VAL.		19	19
CHANGE		19	19

8410 ✓ 5050

59



Descriptor/

- A: 3Fr/B  
1533 sqft
- B: FUB/FUB/f  
98 sqft
- C: 3sOP  
91 sqft
- D: OP/OP  
165 sqft

50x87 - lot size = 4350

