

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

## BUILDING DEPARTMENT PERMIT

Permit Number: 070799

Please Read Application And Notes, If Any, Attached

This is to certify that Tardiff Mark E /self  
has permission to Replace existing front porch.  
AT 135 Sherman St

048 C017001

PERMIT ISSUED  
JUL 23 2007  
CITY OF PORTLAND

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 when permission is procured before this building or part thereof is altered or closed-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. Craig Cass  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas M. Malley* 7/26/07  
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: 07-0799	Issue Date:	CBL: 048 C017001
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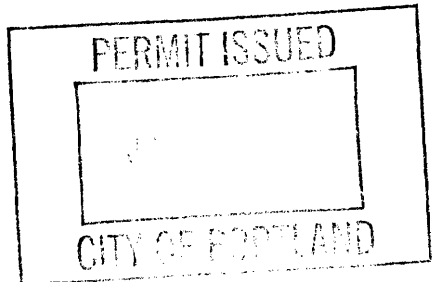
Location of Construction: 135 Sherman St	Owner Name: Tardiff Mark E	Owner Address: 10 Wolcott St	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Multi Family / 3 units	Proposed Use: Multi Family / Replace existing front porch.	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 2
legal use: 3 div. (per assessors 1950s)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB  JBC 2003

Proposed Project Description: Replace existing front porch.	Signature: <i>Greg Cass</i>	Signature: <i>Jm 7/20/07</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: gg	Date Applied For: 07/02/2007	<b>Zoning Approval</b>
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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/cond/hai Date: 7/11/07 JBN	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 JBN  Date:
	-all work w/in existing footprint		



### 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> 07-0799	<b>Date Applied For:</b> 07/02/2007	<b>CBL:</b> 048 C017001
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<b>Location of Construction:</b> 135 Sherman St	<b>Owner Name:</b> Tardiff Mark E	<b>Owner Address:</b> 10 Wolcott St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Multi Family / Replace existing front porch.	<b>Proposed Project Description:</b> Replace existing front porch.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/11/2007  
**Note:** **Ok to Issue:**   
 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.  
 2) This permit is being issued with the understanding that all of the work will take place within the existing footprint.  
 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:** Tom Markley      **Approval Date:** 07/20/2007  
**Note:** **Ok to Issue:**   
 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.  
 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

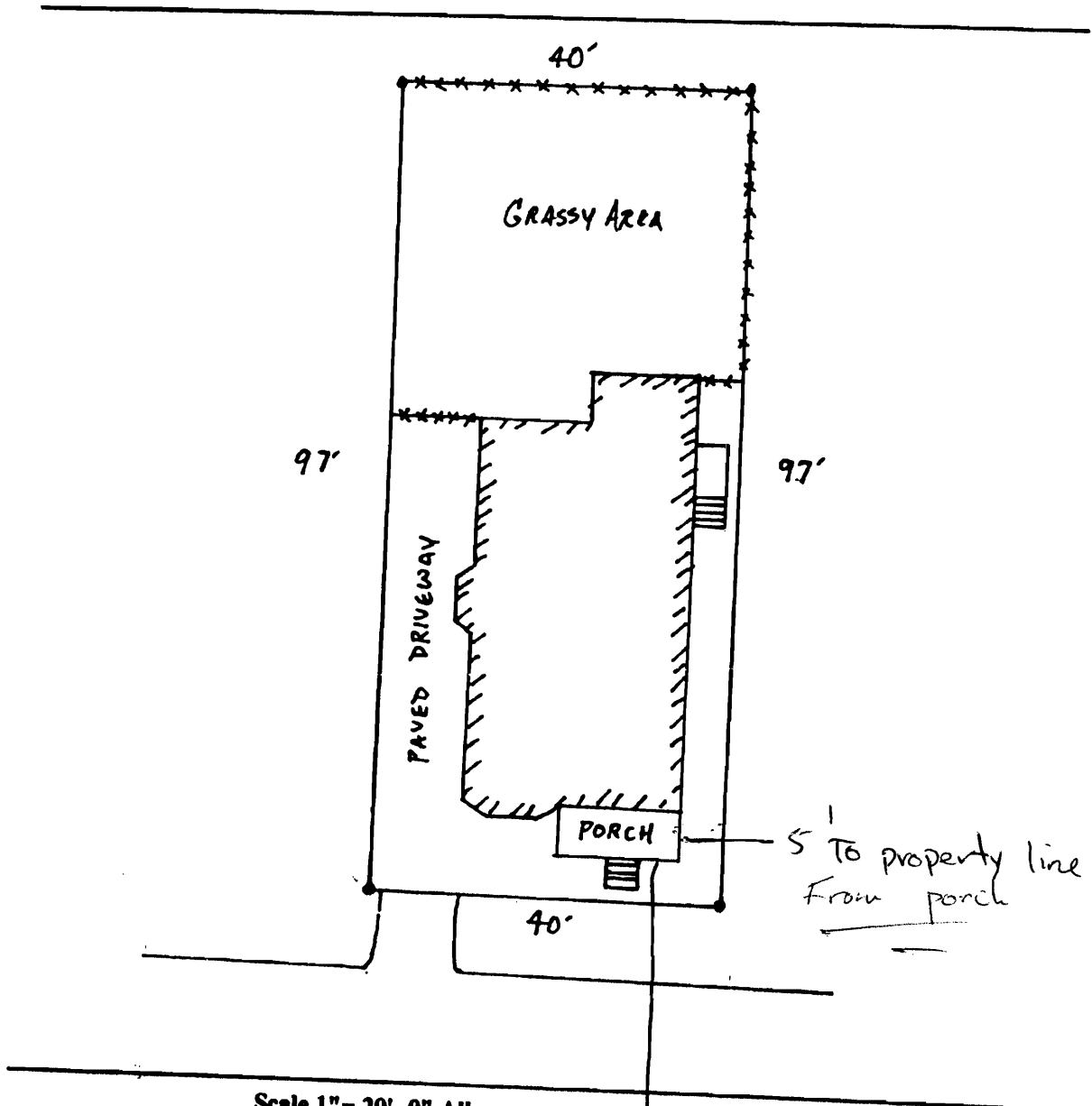
**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 07/11/2007  
**Note:** **Ok to Issue:**   
 1) Maintain egress path for residents

**PLAT MAP**

File No. 00-3571

Borrower/Client <u>Mark &amp; Terry Tardiff</u>			
Address <u>135 Sherman St., Port</u>			
City <u>Portland</u>	County <u>Cumberland</u>	State <u>Me</u>	Zip Code <u>04102</u>
Lender/Client <u>Approved Home Mortgage</u>			

**135 Sherman St. Portland, Maine**  
**Site Sketch**



Scale 1" = 20'- 0" All measurements are approximate  
 Drawn By: Willie Audet, Jr.

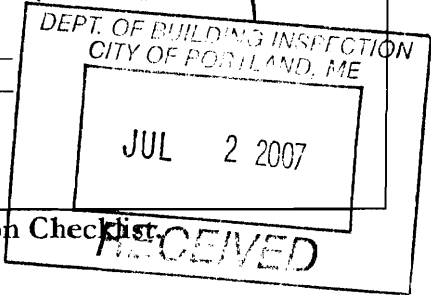
3' 6" To city sidewalk From porch



# 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>135 Sherman St Portland Me 04102</u>		
Total Square Footage of Proposed Structure <u>&gt; 140 sqft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>048</u> Block# <u>C</u> Lot# <u>017</u>	Owner: <u>Mark Tardiff</u>	Telephone: <u>207-239-9046</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARK TARDIFF</u> <u>10 Wolcott St</u> <u>Portland Me</u> <u>04102</u> <u>207-239-9046</u>	Cost Of Work: \$ <u>500.<sup>00</sup></u> Fee: \$ <u>30.00</u> C of O Fee: \$ <u>2</u>
Current legal use (i.e. single family) <u>3 unit</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>NA</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace existing front porch roof + ceiling structure with new roof, ceiling and framing. Replace <del>new</del> handrails with new.</u>		
Contractor's name, address & telephone: <u>Mark Tardiff 239.9046. <del>FX</del> Call</u>		
Who should we contact when the permit is ready: <u>Mark Tardiff</u> Mailing address: <u>10 Wolcott St</u> <u>Portland Me 04102</u> Phone: <u>207 239 9046</u>		



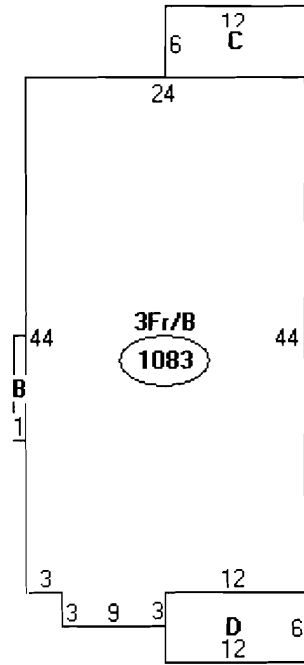
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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: <u>[Signature]</u>	Date: <u>7-2-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/

A: 3Fr/B  
1083 sqft

B: 3FBAY  
9 sqft

C: FLUB/FLUB/F  
72 sqft

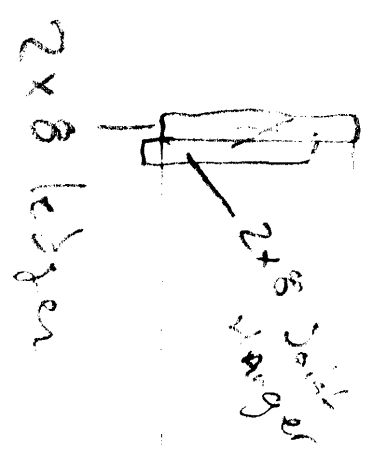
D: OFF  
72 sqft

Drawing not to scale

Existing House



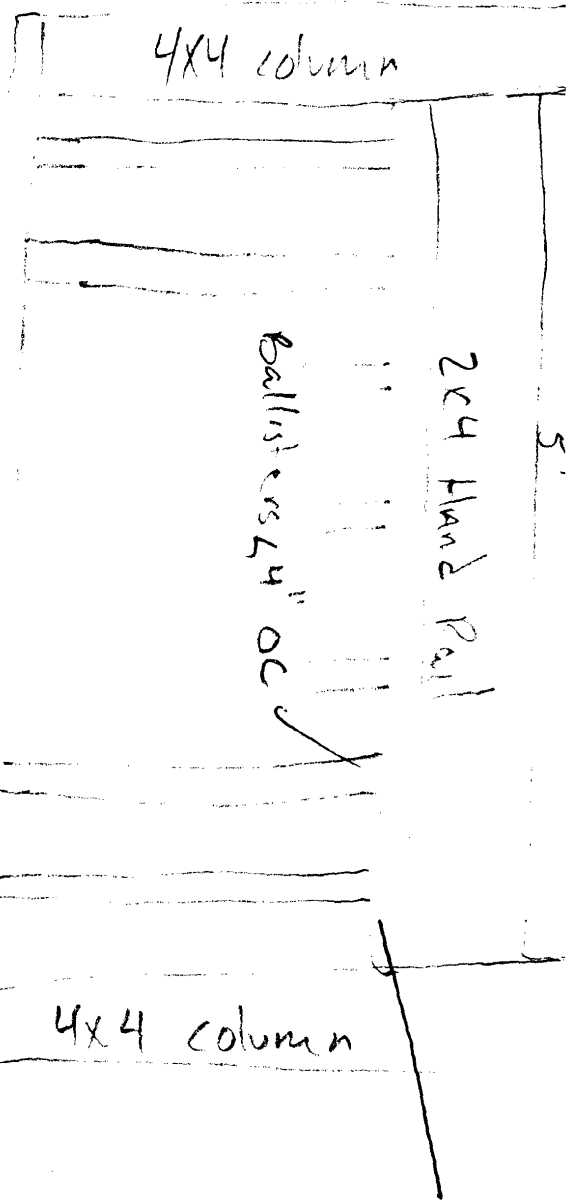
2x8



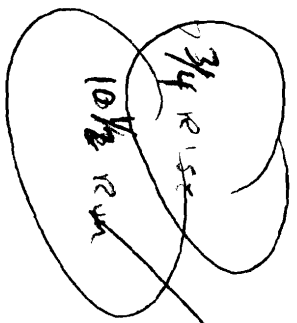
2x8 16' on center

4x4 Column





Hand rail Height 36"  
 4x4" on Deck  
 Ballusters 24" OC  
 42 Guardrail OC  
 per phone cam width

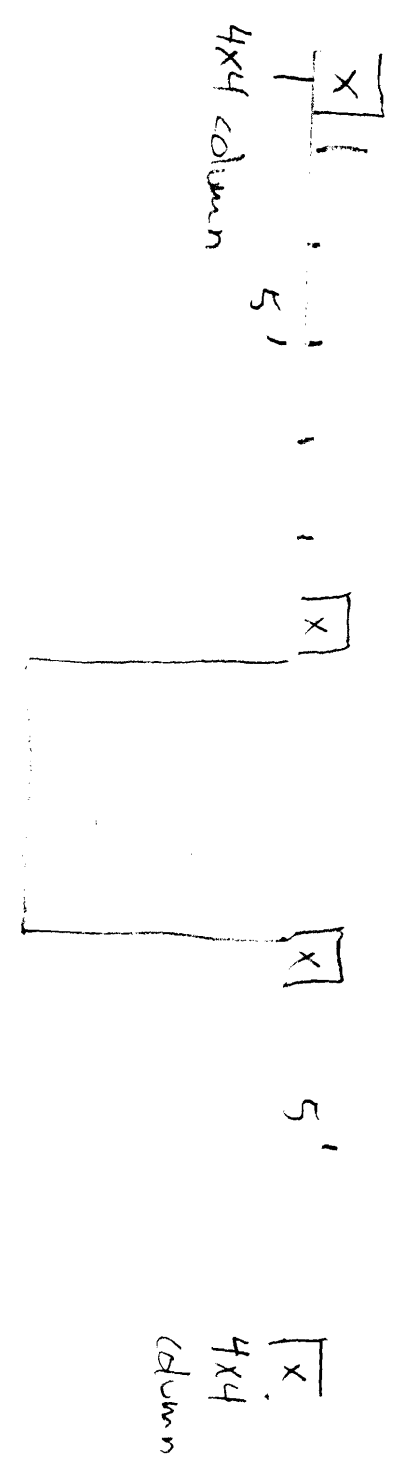
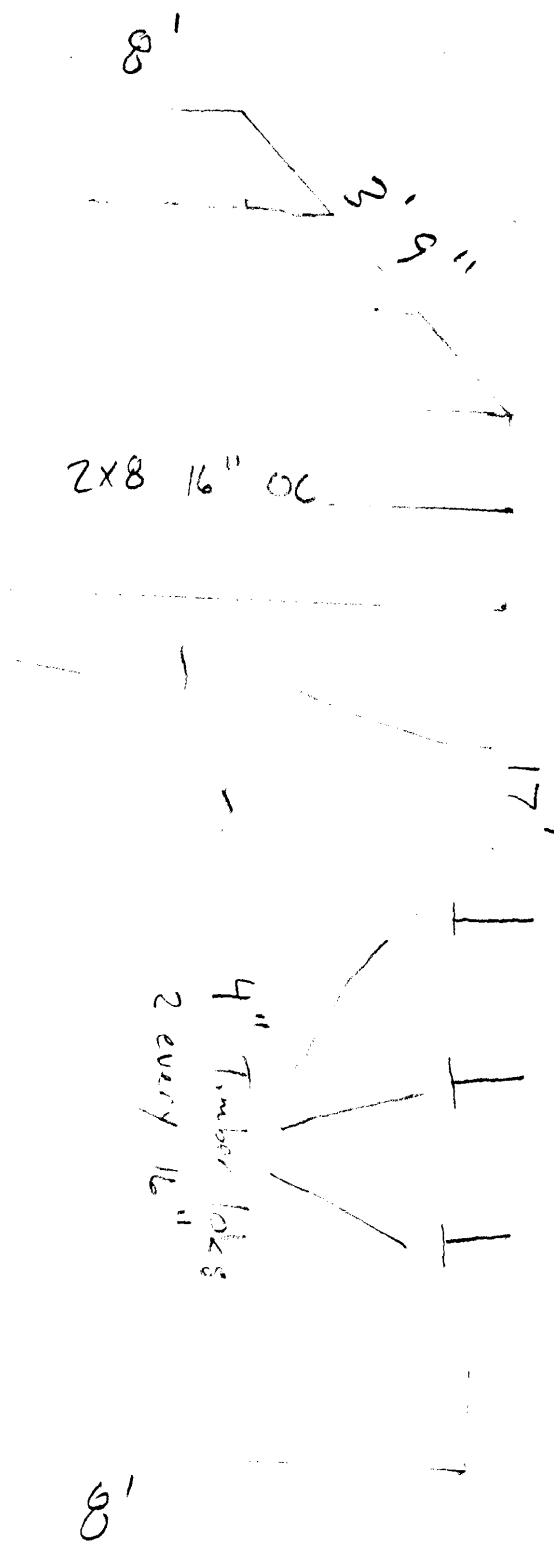


CRISTMAS  
 Spans  
 6" per



# Ceiling Framing

Existing House



Drawing not to scale

2. A - 8" concrete footing (existing) ✓  
B - 4" ✓  
C - 4x4 Bracket (post base) ✓  
D - or Diagram ✓

3. A - 4x4  
B - 2x8 Ledger  
C - 4" timber lock fasteners every 16"  
D - 2x8 Framing for ceiling  
E - 2x8 Joists and rafters every 16"  
F - Joist hangers and ledgers to attach to house

4. A. 4" From deck  
B, 4" OC  
C, 36"

5. Reuse existing stairs OK ✓

# **BUILDING A DECK???**

## **INFORMATION REQUIRED WITH YOUR APPLICATION**

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

- 1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
- 2. Type of foundation system**
  - a. Diameter of concrete filled tube or pre cast concrete pier size
  - b. depth below grade (minimum 4'-0" below grade)
  - c. anchorage of column to footing
  - d. spacing and location of tubes/piers
- 3. Framing Members**
  - a. Columns – wood size and location (members supporting framing of floor system)
  - b. Ledger size attached to building
  - c. Fastener size and spacing attaching ledger
  - d. Girder Size and spans carrying floor system
  - e. Joist size, span, and spacing
  - f. Joist hangers or ledger
- 4. Guardrails & Handrail Details**
  - a. Guardrail height
  - b. Baluster spacing
  - c. Handrail height
- 5. Stair Details**
  - a. Tread depth (measured nosing to nosing)
  - b. Riser height
  - c. Nosing on tread
  - d. Width of stairs

Please call 874-8703 or 874-8693 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.

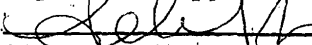
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

  
Signature of Applicant/Designee

7.23.07  
Date

  
Signature of Inspections Official

7.23.07  
Date

CBL: 48 C 17

Building Permit #: 070799