

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

PERMIT ISSUED

This is to certify that ELIZABETH & ROBBINS

Located At 164 NEAL

Job ID: 2011-02-422-ALTR

CBL: 054 - - F - 042 - 001 - - - - *City of Portland*

has permission to Remove & replace porch beam  
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 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**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.**

**PENALTY FOR REMOVING THIS CAR**

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

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

PERMIT ISSUED

1 3 2011

Job No: <b>2011-02-422-ALTR</b>	Date Applied: <b>2/09/2011</b>	CBL: <b>054 - - F - 042 - 001 - - - - -</b>	
Location of Construction: <b>164 NEAL</b>	Owner Name: <b>ELIZABETH &amp; ROBBINS</b>	Owner Address: <b>3955 WEST 13TH AVE VANCOUVER BC, CN - CANADA V6R 2G9</b>	Phone:
Business Name:	Contractor Name: <b>Nelson, Nate</b>	Contractor Address:	Phone:  <b>232-1247</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone:  <b>R-6</b>
Past Use:  <b>Single Family</b>	Proposed Use:  <b>Single Family - repair side porch</b>	Cost of Work: <b>1000.00</b>	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <b>R3</b> Type: <b>SB</b> Signature: <i>IRC, 2009</i>
Proposed Project Description: <b>164 Neal Street / Alterations</b>		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building Permits do not include plumbing, septic or electrical work.</li><li>Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</li></ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>2/11 work w/in existing footprint</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ condition 2/15/11 Agm</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 type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>2/15/11</i> <i>J. Andrew B</i>
	<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 appication 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
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# 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: <b>164 NEAL STREET</b>		
Total Square Footage of Proposed Structure/Area <b>100 sqft</b>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>054      F      042</b>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <b>MARC LARRIVEE</b> Address <b>164 NEAL ST</b> City, State & Zip <b>PORTLAND ME</b>	Telephone:
Lessee/DBA (If Applicable) <b>FEB - 9 2011</b> <b>Dept. of Building Inspections City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>	If vacant, what was the previous use? _____	<b>3000</b>
Proposed Specific use: _____	Is property part of a subdivision? _____ If yes, please name _____	<b>HP 5000</b>
Project description: <b>REMOVE 20ft OF ROTTED PORCH ROOF BEAM, REPLACE w/ 9 1/2" x 20' LVL DOUBLE BEAM.</b>		<b>400.00</b>
Contractor's name: <u>BACK BAY BUILDERS</u>		
Address: <u>85 DORSET ST</u>		
City, State & Zip <u>PORTLAND ME</u>		Telephone: _____
Who should we contact when the permit is ready: <u>NATE NELSON</u>		Telephone: <u>207-232-1247</u>
Mailing address: _____		

**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: Nathaniel S. Welch      Date: 2/7/2014

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



PERMIT ISSUED

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

City of Portland

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.**

1. Close-In (Framing)
2. 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

City of Portland

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PERMIT ISSUED

MAY 18 2011

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-422-ALTR

Located At: 164 NEAL

CBL: 054 - - F - 042 - 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 a single family dwelling. 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 is taking place within the existing footprint.

### **Historic**

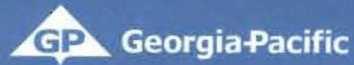
1. Approved with the understanding that there will be no exterior alterations to the building other than replacement of the beam.

### **Building**

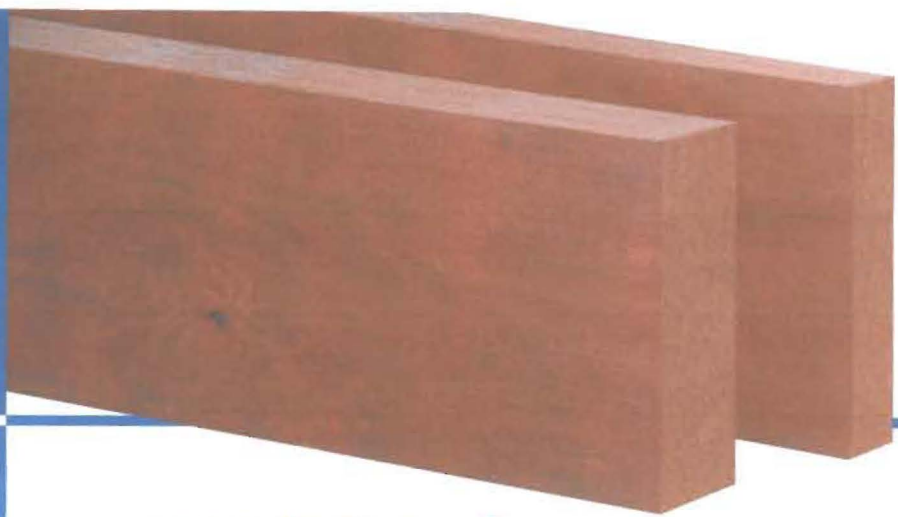
1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. You (After-the-fact) application approval is based upon information provided. Any deviation from approved plans requires separate review and approval prior to work.
3. The existing deck "emergency repairs" shall be inspected for adequate fasteners and bearing for spans, and modifications may be required.
4. Install a graspable handrail (34-38 inches).
5. Fall protection if floor decking is 30" above grade shall comply with section R312.







# Engineered Lumber



Georgia-Pacific GP Lam<sup>®</sup> LVL with FiberGuard<sup>®</sup> coating offers protection from damaging moisture that causes splits, cupping and warping.



## 1.5E GP Lam<sup>®</sup> Laminated Veneer Lumber

### Features and Benefits

- Stronger shear and bearing stress properties than solid-sawn lumber  
Great for low stress applications such as window and door headers
- Available in two thicknesses  
3½" one piece member helps reduce installation time  
1¾" member for versatility
- Higher strength-to-weight ratio than solid sawn lumber
- Consistent LVL manufacturing helps resist bowing, shrinking, twisting and warping for fewer callbacks
- FiberGuard<sup>®</sup> coating with UV inhibitors offers jobsite protection from moisture
- Readily available and can be mixed on truckload orders with 2.0E GP Lam
- Lifetime limited warranty\*

### Specifications

Available Sizes: 1¾" x 9¼", 9½", 11¼", 11⅞", 14", 16"

3½" x 4⅝", 5½", 7¼", 9¼", 9½", 11¼", 11⅞", 14", 16"

*continued on reverse*

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**BlueLinx**

4300 Wildwood Parkway  
Atlanta, GA 30339

1-888-502-BLUE  
[www.BlueLinxCo.com](http://www.BlueLinxCo.com)



## 1.5E GP Lam<sup>®</sup> Beam and Header Design Properties

Thickness	Depth	EI (10 <sup>4</sup> inch <sup>2</sup> lbs)	Allowable Moment (ft-lbs)	Allowable Shear (lbs)	Weight (lbs/ft)
1 1/2"	9 1/2"	173	4870	3076	4.2
	9 1/2"	188	5116	3159	4.3
	11 1/4"	311	6990	3741	5.1
	11 1/4"	366	7724	3948	5.3
	14"	600	10468	4655	6.3
	16"	896	13394	5320	7.2
3 1/2"	4 3/4"	43	2709	3076	4.2
	5 1/2"	73	3731	3658	4.9
	7 1/4"	167	6212	4821	6.5
	9 1/4"	346	9741	6151	8.3
	9 1/2"	375	10232	6318	8.5
	11 1/4"	623	13981	7481	10.1
	11 1/8"	733	15448	7897	10.7
	14"	1201	20935	9310	12.6
16"	1792	26788	10640	14.4	

1. Table assumes lateral support at bearing points and continuous lateral support along compression edge of beam.
2. 1 1/2" x 16" beam must only be used in multiple-piece members.
3. Allowable moment and shear are based on a load duration factor of 100% and may be increased for other durations in accordance with ANSI/AF&PA NDS.
4. Weight shown is for dead load calculations. For shipping weights contact BlueLinx.

## 1.5E GP Lam<sup>®</sup> Allowable Design Stresses<sup>(1)</sup>

Modulus of Elasticity	$E = 1.5 \times 10^6$ psi <sup>(2)</sup>
Shear Modulus of Elasticity	$G = 93,750$ psi <sup>(2)</sup>
Flexural Stress (joist)	$F_b = 2250$ psi <sup>(3)</sup>
Horizontal Shear (joist)	$F_v = 285$ psi
Compression Perpendicular to Grain (joist)	$F_{c\perp} = 750$ psi <sup>(2)</sup>
Compression Parallel to Grain	$F_{c\parallel} = 2200$ psi
Equivalent Specific Gravity	$SG = 0.43$

1. Allowable design stresses apply to depths as small as 3 1/2" ripped from any depth of beam.
2. No increase is allowed to E, G, or  $F_{c\perp}$  for duration of load.
3. For depths (d) other than 12", multiply  $F_b$  by  $(12/d)^{1/6.5}$

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WBM-1M Lit. Item #581944.

\*See manufacturer's warranty for terms, conditions and limitations.

For a copy of the manufacturer's warranty visit [www.gp.com/build](http://www.gp.com/build) or call 1-888-502-BLUE.



## Projects in Historic Districts

Handwritten notes: "Hans...?" and "Deb"

If your project affects a property located within a designated historic district, please provide the following supplemental information, *as applicable to your project*. Keep in mind that the information you provide Historic Preservation staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- \_\_\_\_\_ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- \_\_\_\_\_ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. 11" x 17" plans are recommended for legibility.
- \_\_\_\_\_ Details or sections, where applicable.
- \_\_\_\_\_ Floor plans, where applicable.
- \_\_\_\_\_ Site plan showing relative location of adjoining structures.
- \_\_\_\_\_ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- \_\_\_\_\_ Materials - list all visible exterior materials. Samples are helpful.
- \_\_\_\_\_ Other(explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)

**Job Summary Report**  
**Job ID: 2011-02-422-ALTR**

Report generated on Feb 15, 2011 10:27:55 AM

<b>Job Type:</b>	Alterations Residential SF	<b>Job Description:</b>	164 Neal Street / Alterations	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	659	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	1,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		ELIZABETH ROBBINS		<i>Property Owner</i>	
		Back Bay Builders - Nate Nelson		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 8350**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
S07270	054 F 042 001		M				-70.27175	43.652675

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				164 NEAL STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	RLG		Historic District		DISTRICT 3	WEST END

**Structure Details**

**Structure: Porch Alterations**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			164 NEAL STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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**Permit #: 20111280**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
8350	Porch Alterations	Initialized	Remove & replace porch beam			

**Job Summary Report**  
**Job ID: 2011-02-422-ALTR**

Report generated on Feb 15, 2011 10:27:55 AM

Page 2

**Inspection Details**

<b>Inspection Id</b>	<b>Inspection Type</b>	<b>Inspection Result Status</b>	<b>Inspection Status Date</b>	<b>Scheduled Start Timestamp</b>	<b>Result Status Date</b>	<b>Final Inspection Flag</b>
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**Fees Details**

<b>Fee Code Description</b>	<b>Charge Amount</b>	<b>Permit Charge Adjustment</b>	<b>Permit Charge Adj Remark</b>	<b>Payment Date</b>	<b>Receipt Number</b>	<b>Payment Amount</b>	<b>Payment Adjustment Amount</b>	<b>Payment Adj Comment</b>
Historic Review - Administrative	\$50.00							
Job Valuation Fees	\$30.00							



# BACK BAY BUILDERS, INC.

85 Dorset Street Portland, ME 04102 ~ 207-232-1247  
[backbaybuilder@gmail.com](mailto:backbaybuilder@gmail.com) [www.BackBayBuilders.net](http://www.BackBayBuilders.net)

## **Scope of Work for 164 Neal Street, Portland Maine**

Emergency replacement of beam due to rotted wood and high winter snow loads.

Replace 20 feet of rotted, double 2x 6 beam .

Beam replacement will be with double, continuous, 1 ¾" x 9 ½" L.V.L. beam.

Replace exterior trim to match existing style and color.



164 NEAL ST.



104 NENL ST.





104 NEAL ST.



164 NEAL ST



EMERGENCY REPLACEMENT OF  
 ROTTED BEAM, CRACKED &  
 ABOUT TO COLLAPSE,  
 \* REPLACE w/ 9 1/2" DOUBLE  
 LVL 20' LONG

20'

4x4 POSTS

10'

4x4 POST

5/4 P.T. DECKING

2x8 P.T. FRAME

ENV ST

CLY AL



