

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 081178

PERMIT ISSUED

OCT 2 2008

CITY OF PORTLAND

This is to certify that RUSSO JOSEPH A & DONALD J. JITS/Book Day Builders
 has permission to Addition of a Dormer, New Porch, Three Windows Living Room
 AT 226 DANFORTH ST City of Portland, Oregon 97205-3001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure is complete this building or part thereof shall be closed or enclosed. 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 Cuss
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Thomas M. Kelly 10/1/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1178	Issue Date:	CBL: 057 J001001 ²⁸
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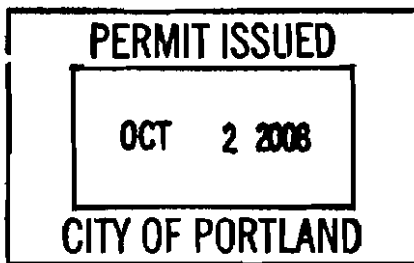
Location of Construction: 226 DANFORTH ST	Owner Name: RUSSO JOSEPH A & DONNA F J	Owner Address: 21 DEEPWOOD DR	Phone: 207-415-8862
Business Name:	Contractor Name: Back Bay Builders	Contractor Address: 85 Dorset Street Portland	Phone: 2072321247
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-6

Past Use: Three Unit Residential	Proposed Use: Three Unit Residential - Addition of a Dormer, New Door, Three Windows in Living Room.	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2
<p><i>legal use: 3 residential D.U.</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R2 Type: SB IBC 2003 IEBC 2003	

Proposed Project Description: Addition of a Dormer, New Door, Three Windows in <u>Living Room</u> .	Signature: <i>Ceresa Cass</i>	Signature: <i>Jan 10/01/08</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: 09/17/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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"/> Date: <i>9/19/08</i>	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: _____
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used 14-A36(a) using 9% of 50% max allowed

ok with conditions

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.**



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>226 DANFORTH STREET</u>		
Total Square Footage of Proposed Structure/Area <u>2,500 sqft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer* Name <u>JOE RUSSO</u> Address City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>415-8862</u>
Lessee/DBA (if Applicable) <u>DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</u> <u>SEP 17 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (<u>if single family</u>) <u>3 UNIT</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3 UNIT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD DORMER TO 3RD FLOOR, NEW 3' DOOR, THREE DOUBLE HUNG. (SHED DORMER)</u>		
Contractor's name: <u>BACK BAY BUILDERS</u> Address: <u>85 DORSET ST</u> City, State & Zip <u>PORTLAND ME</u> Telephone: <u>232-1247</u> Who should we contact when the permit is ready: <u>NATE NELSON</u> Telephone: _____ Mailing address: <u>SAME AS ABOVE</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.

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: Nate Nelson Date: 9/16/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1178	Date Applied For: 09/17/2008	CBL: 057 J001001
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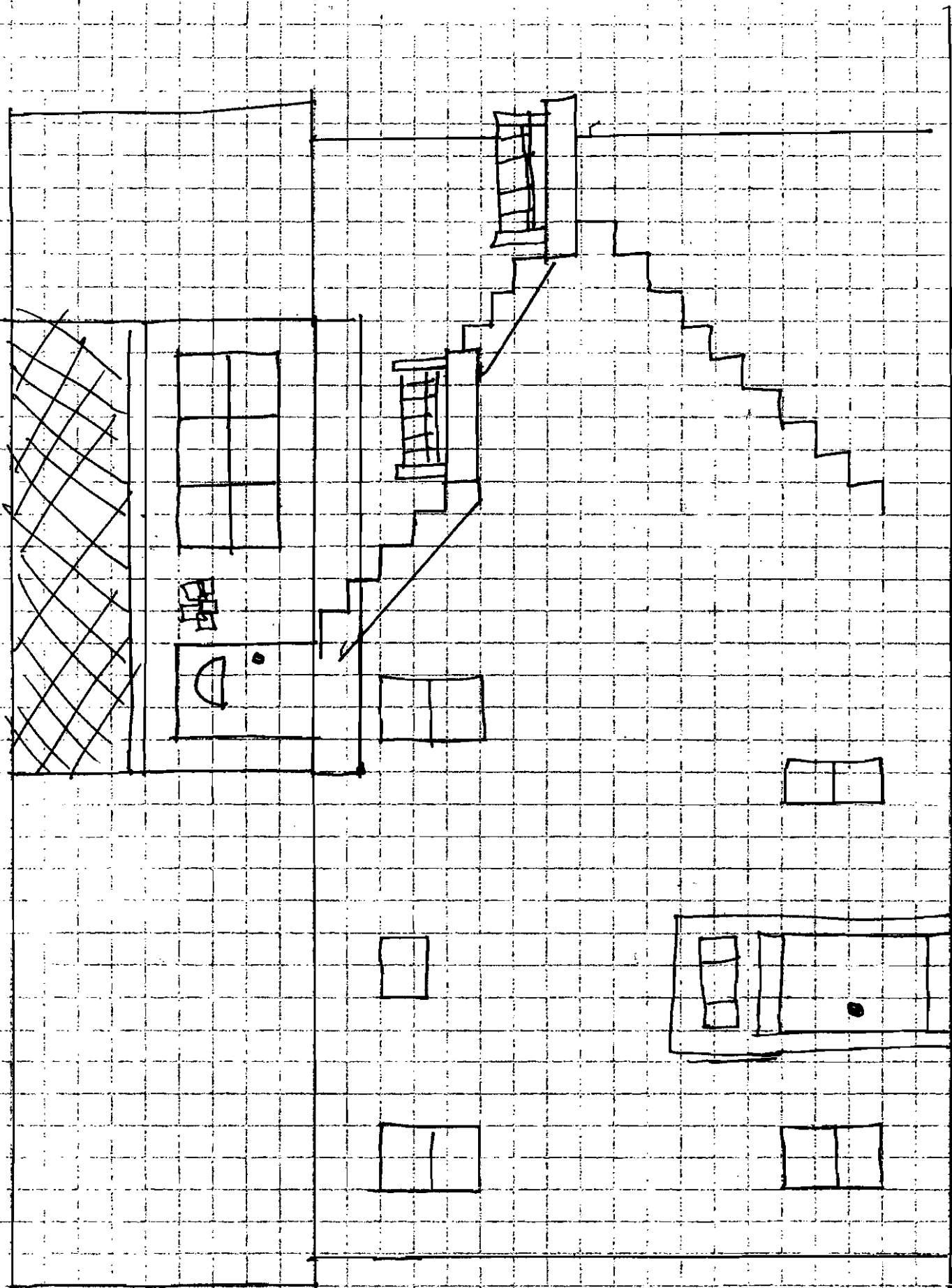
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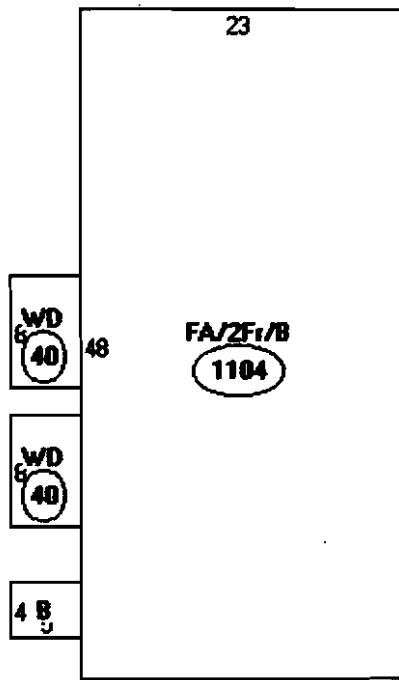
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/19/2008
Note: using 14-436(a) used 9% out of max 50% allowed			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 2) This property shall remain a three (3) 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: Tom Markley	Approval Date: 10/01/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 09/19/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All construction shall comply with NFPA 101 2) All means of egress to remain accessible at all times 3) Two means of egress are required from every story. "State Law" 4) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy. 			



LOOKING FROM DRIVEWAY



Descriptor/Area

- A: FA/2F1/B
1104 sqft
- B: WD
20 sqft
- C: WD
40 sqft
- D: WD
40 sqft

08-1080⁷

lot size is legally nonconforming for the # of D.U.
2764[#] - 3 DU. - Don't meet setbacks

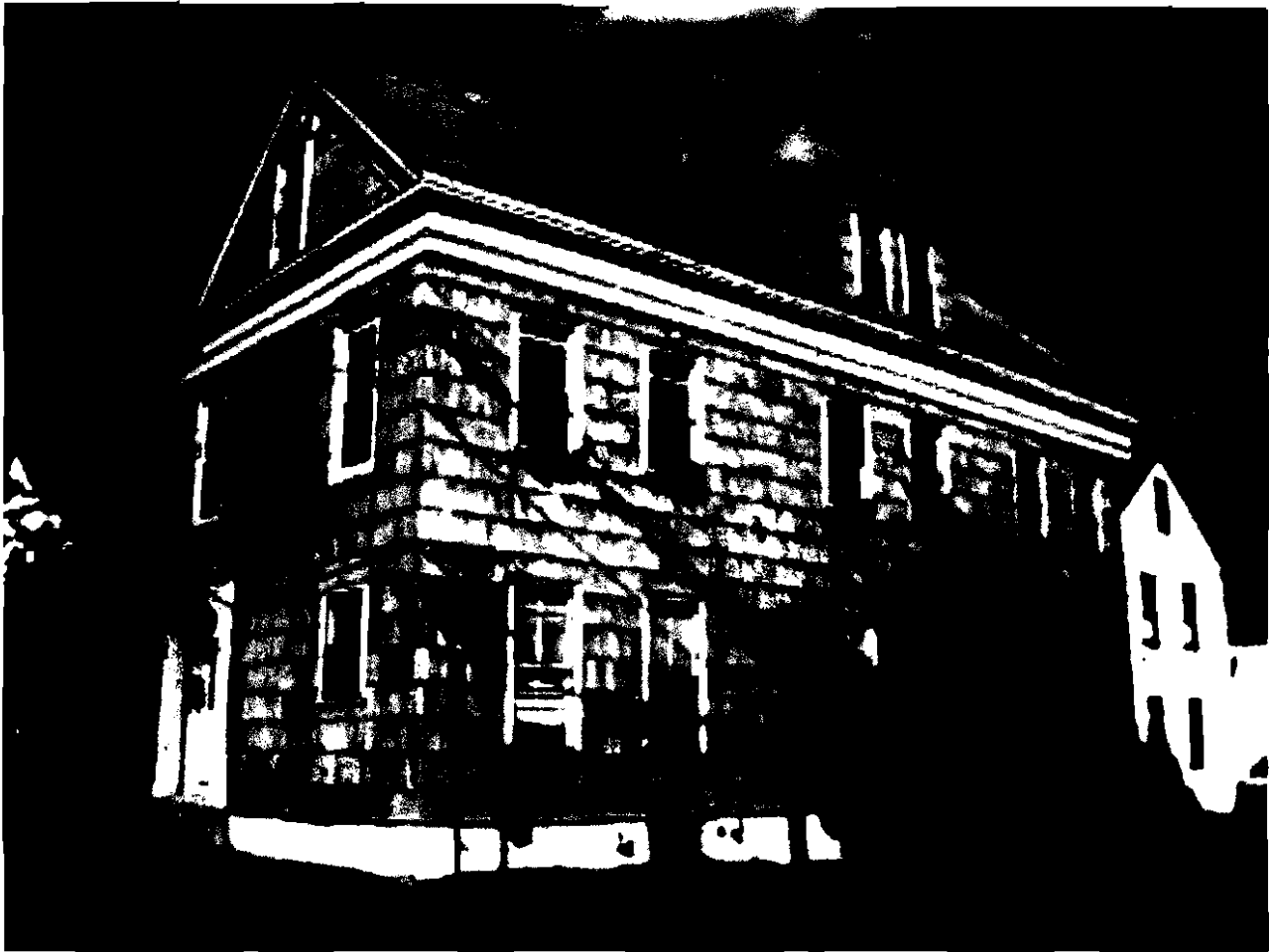
using 14-436(a) 50% increase going up on existing
(dormer)
1104 X 50% = 552[#]

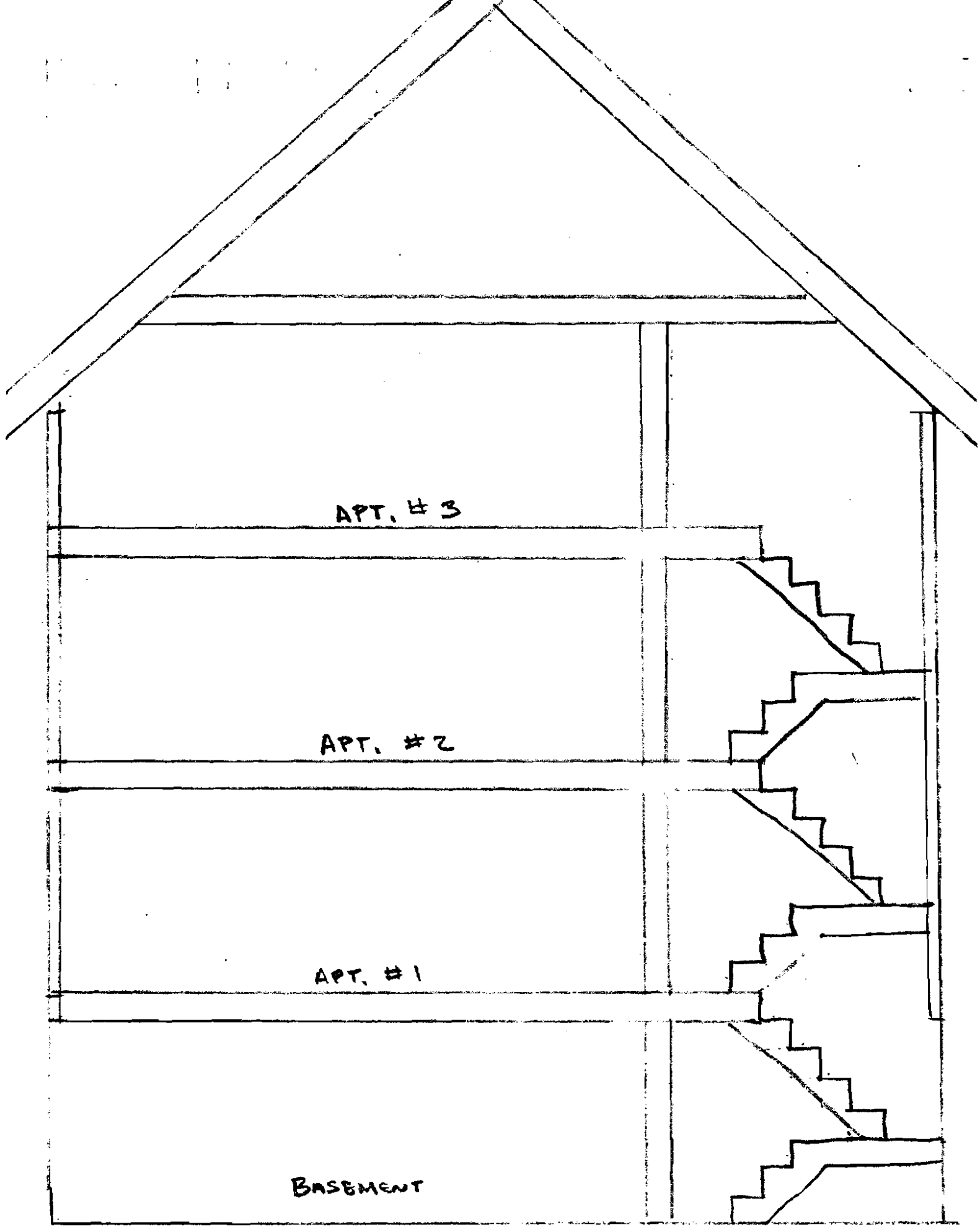
16 X 11.5 = 184[#]
New Dormer

size of old Dormer
7.5 X 11.5 = 86.25

184
- 86.25

97.75 New Area using 9%



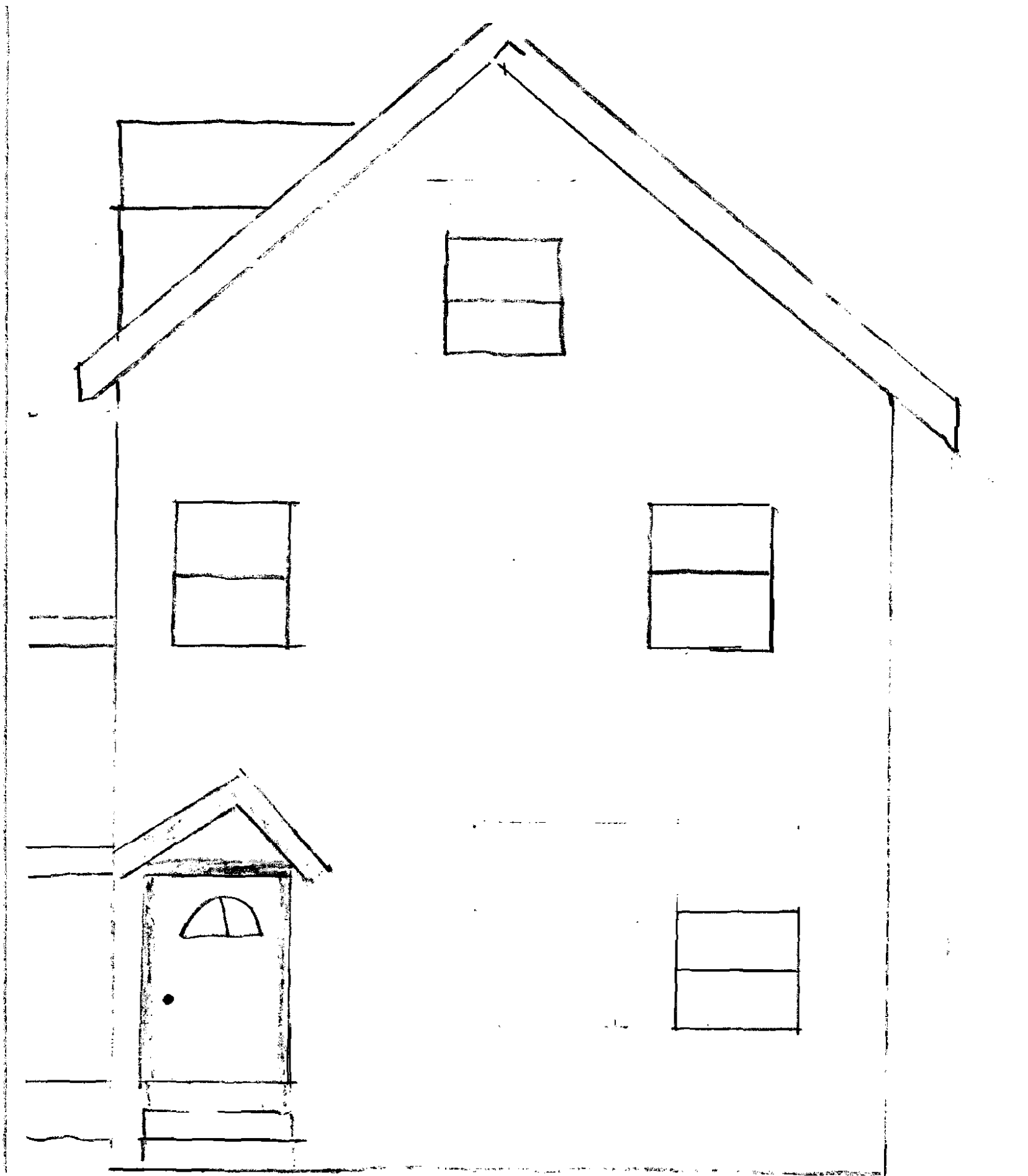


APT. # 3

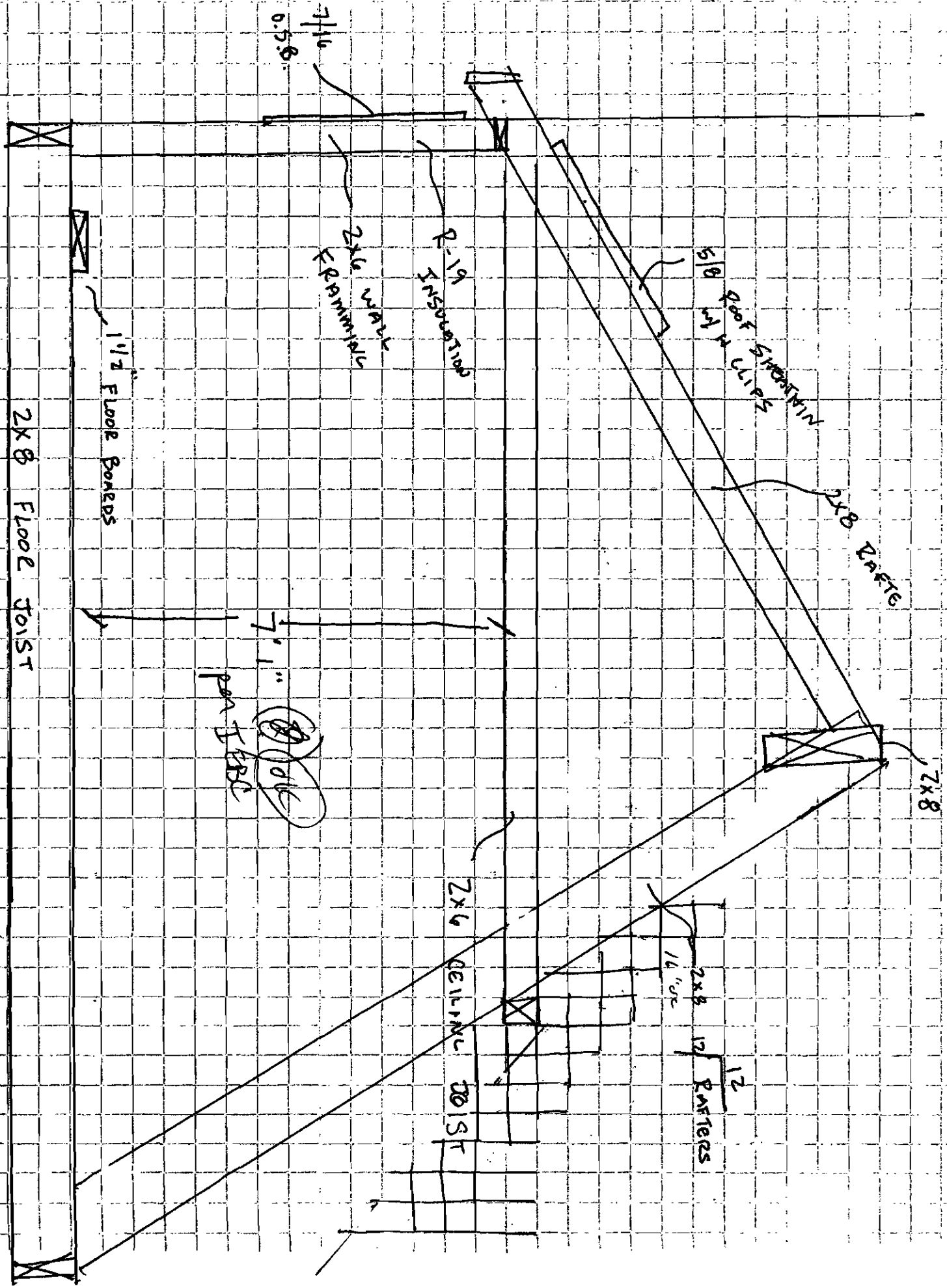
APT. # 2

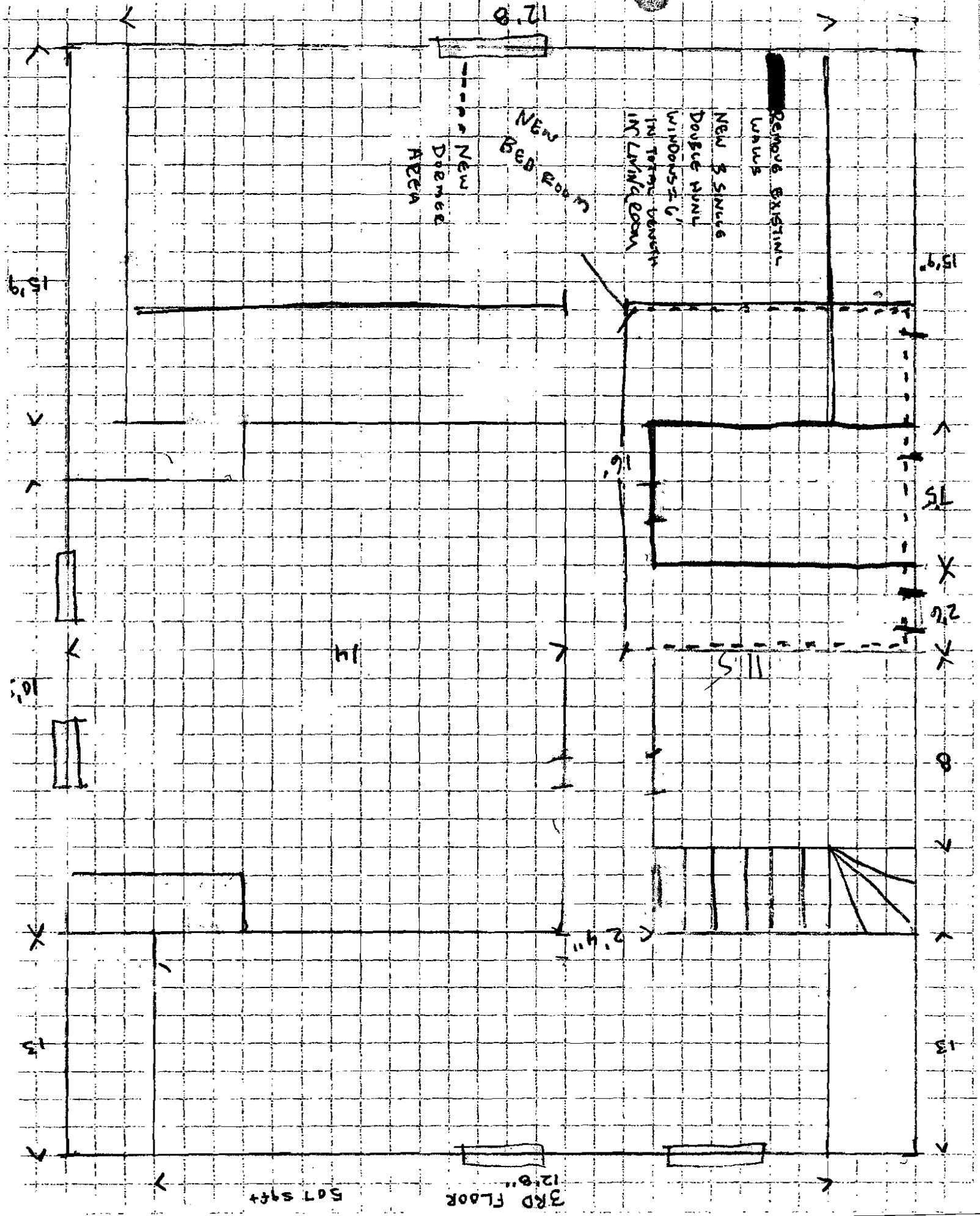
APT. # 1

BASEMENT



LOOK FROM DANFORTH STREET





3RD FLOOR

507 sqft

12'0"

15'9"

15'9"

7'5"

2'6"

10'1"

11'5"

16'

2'4"

13'

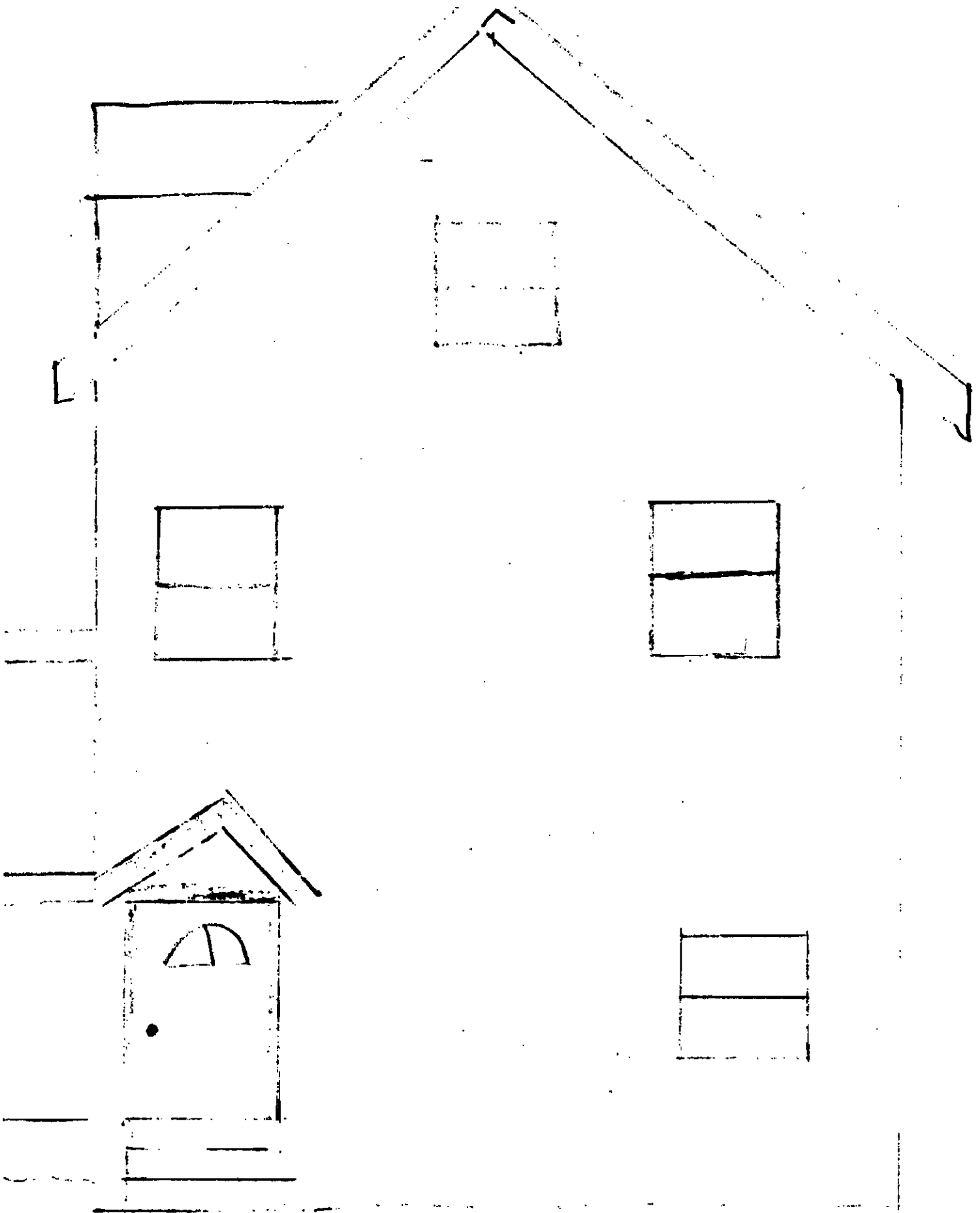
13'

NEW DORMER AREA

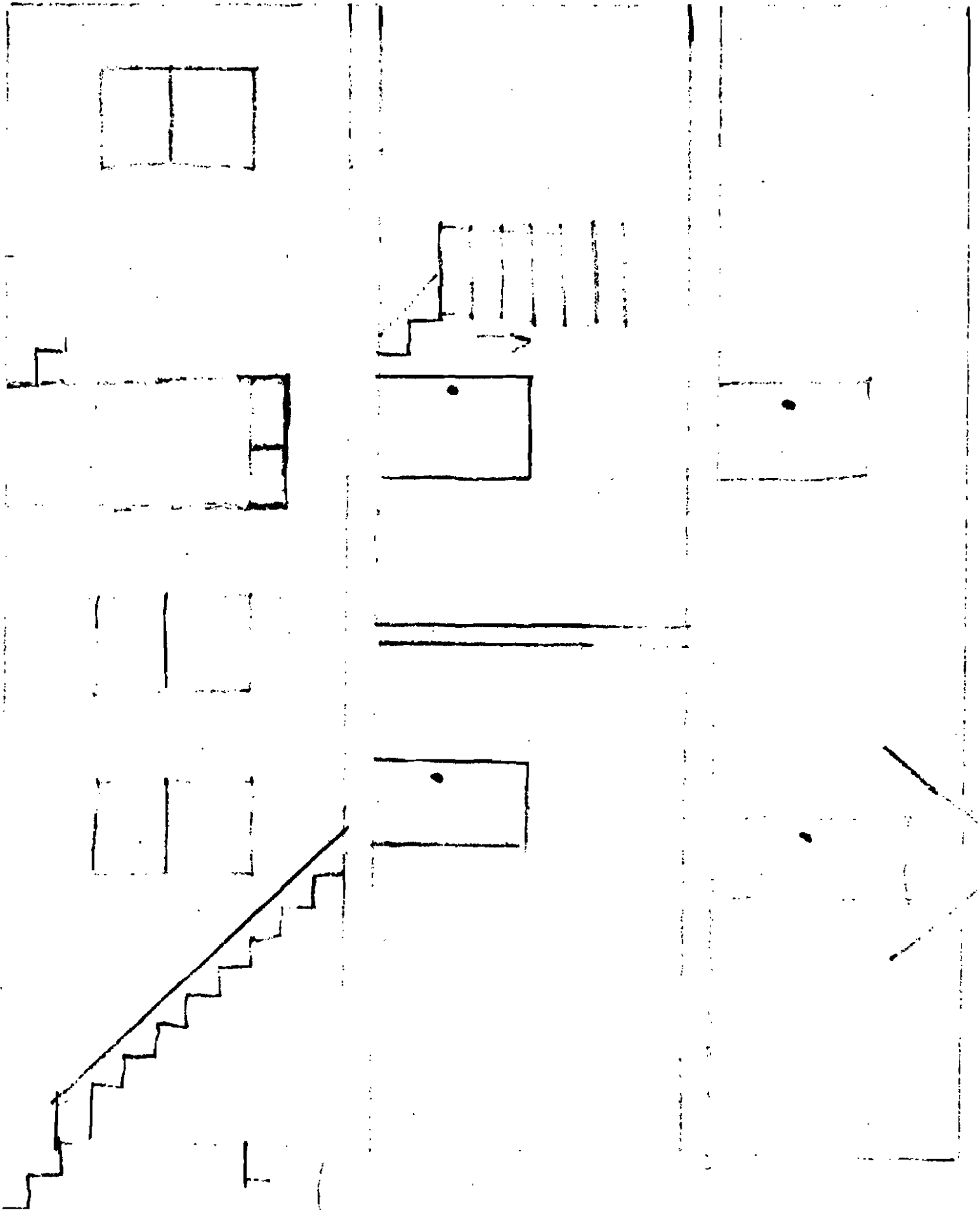
NEW BED ROOM

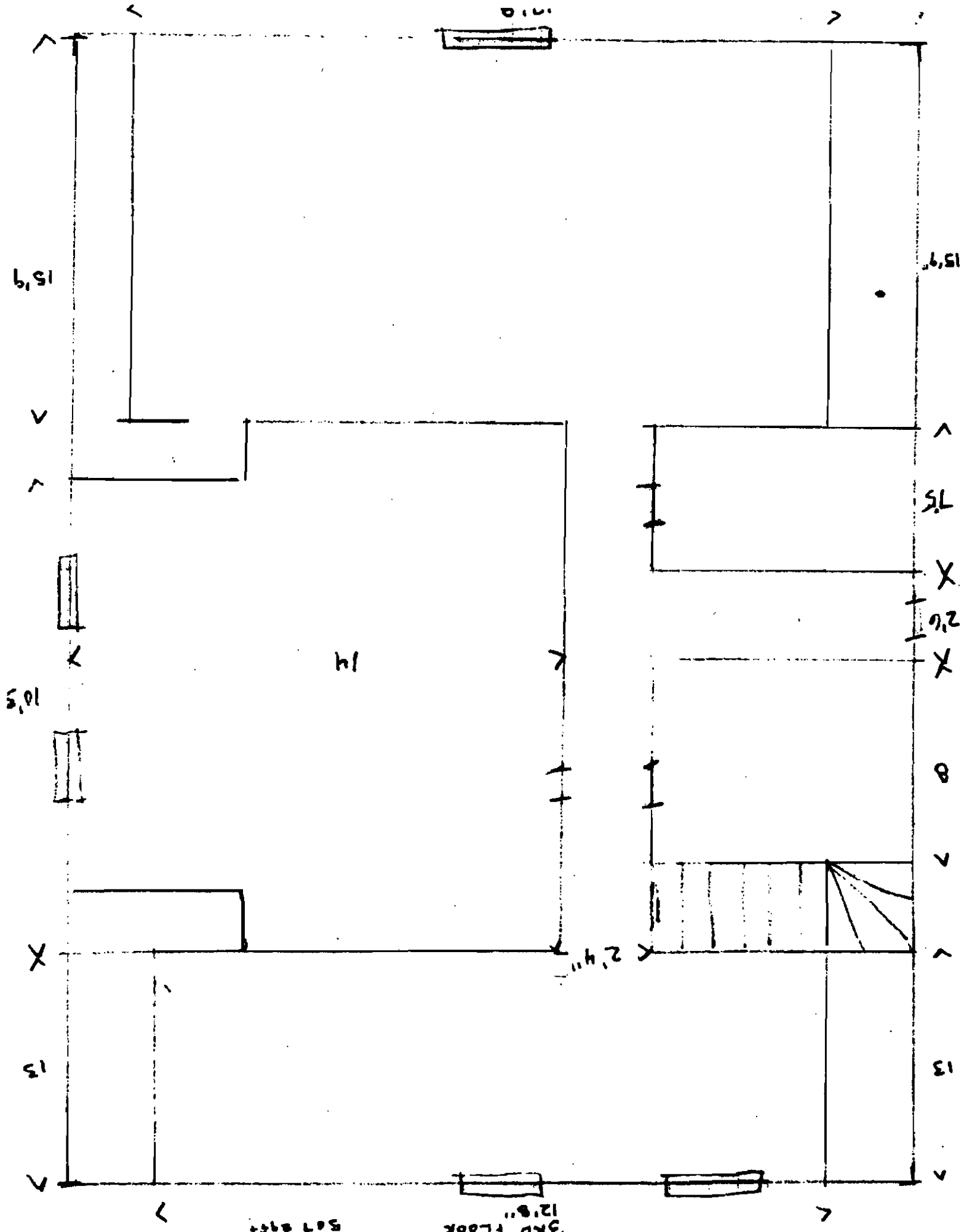
NEW 3 SINGLE DOUBLE HUNT WINDOWS 6' IN TOTAL LENGTH IN LIVING ROOM

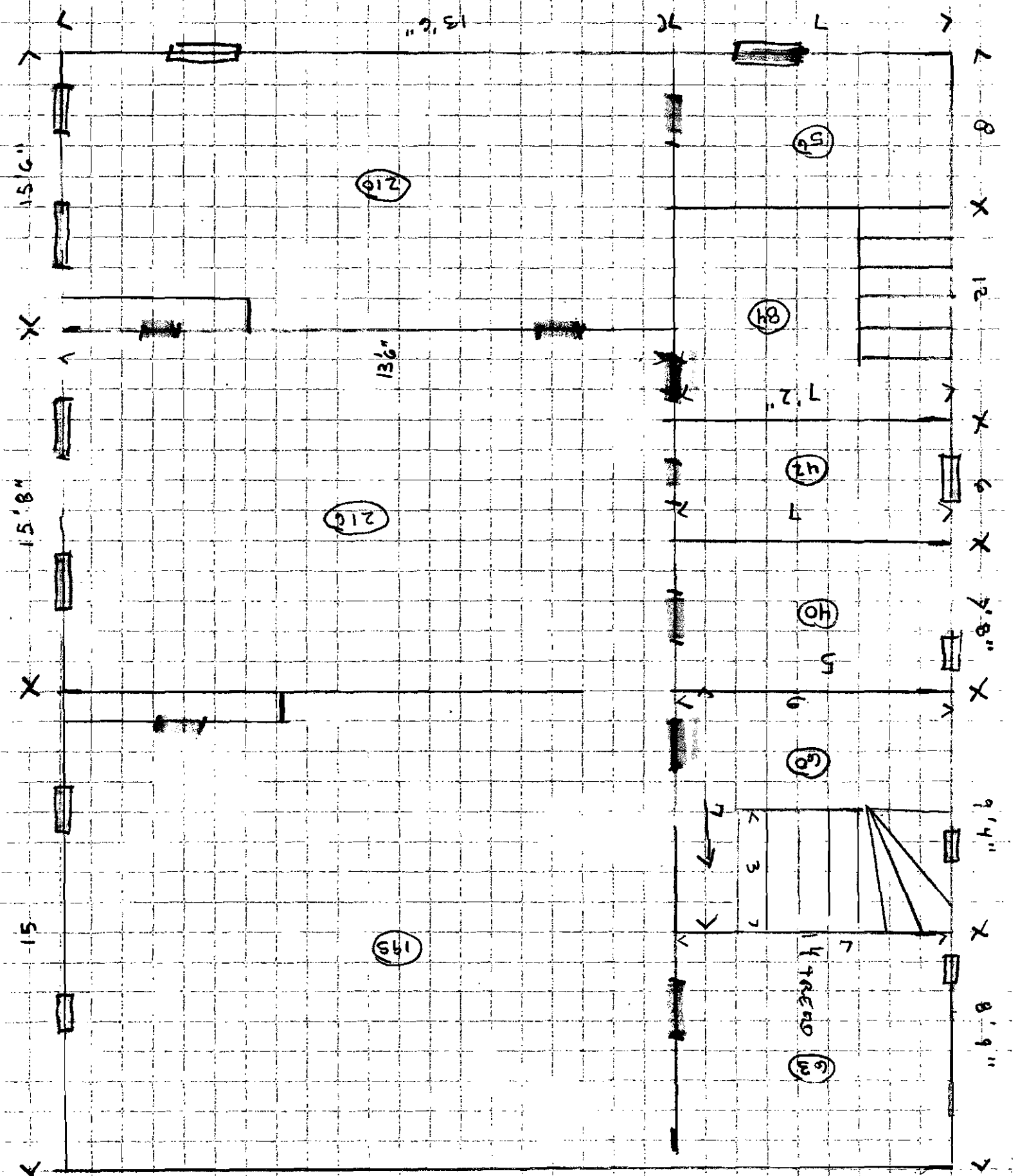
REMOVE EXISTING WALLS



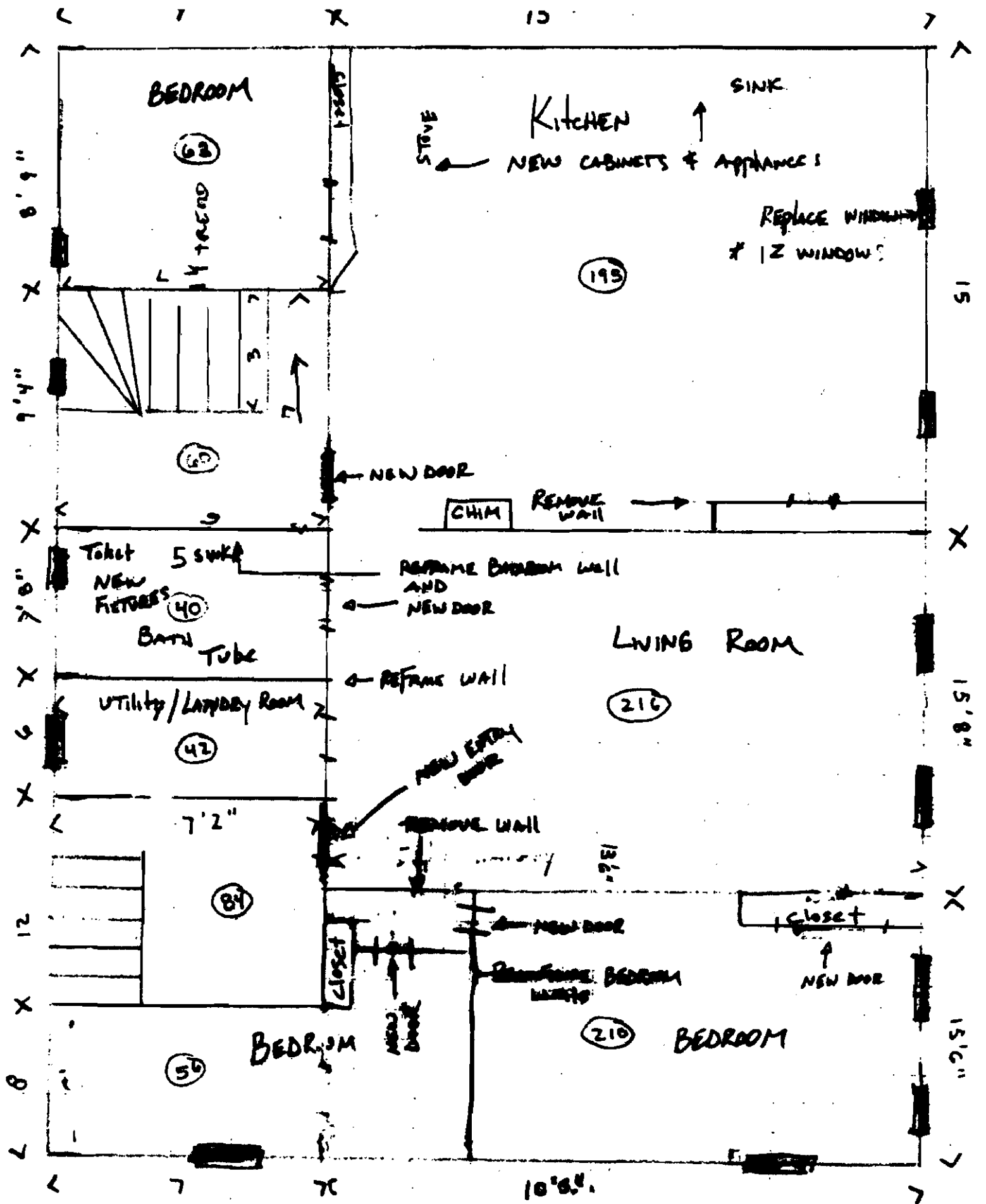
FRONT SIDE

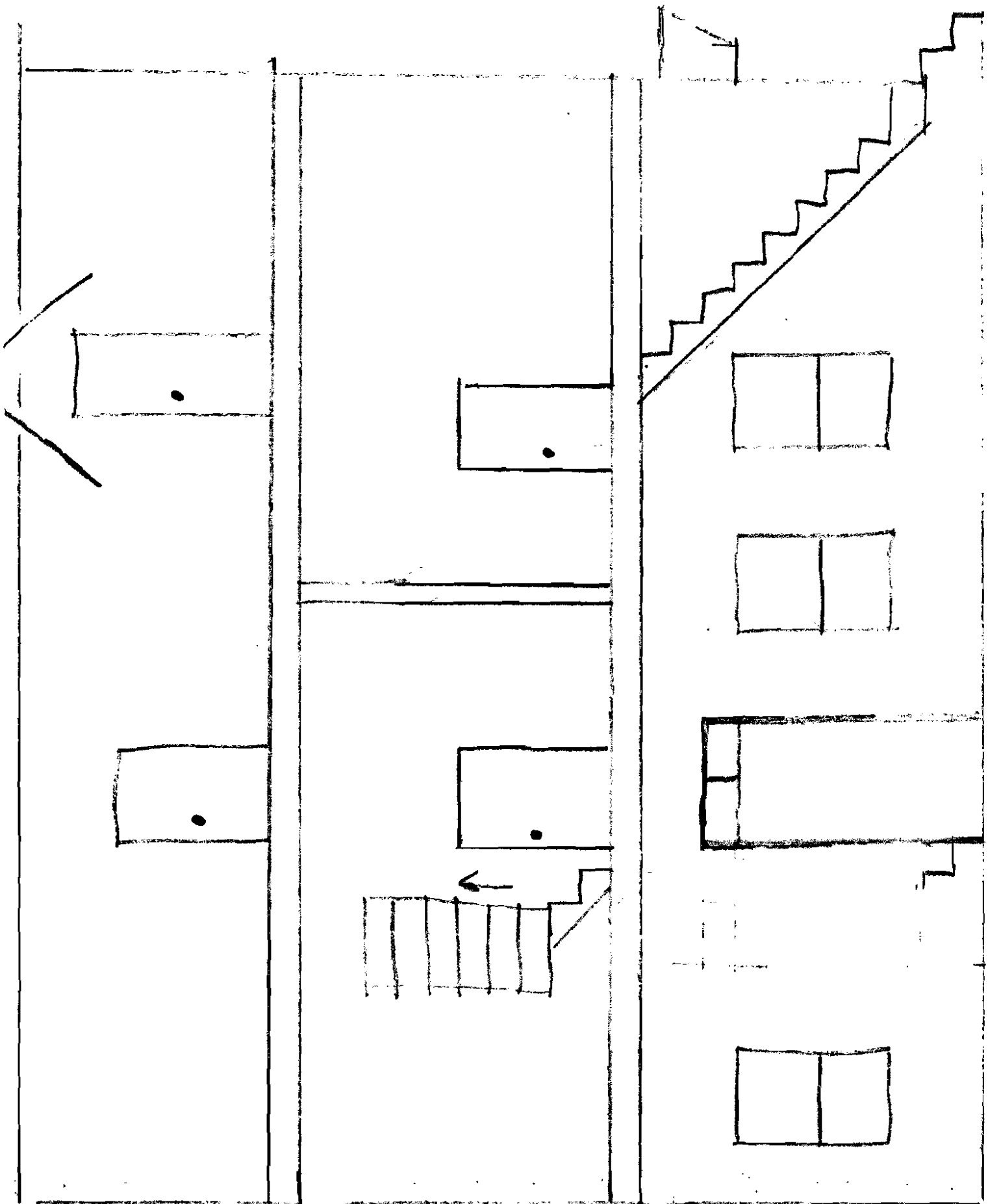






2nd floor 13'





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.

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

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

10 | 2 | 08

Date



Signature of Inspections Official

10/01/08

Date



CITY OF PORTLAND, MAINE

Department of Building Inspections

917 20 08

Submitted from: Joseph Russo

Location of Work: 226 Cunford Ln

Cost of Construction: \$ 15,000

Permit Fee: \$ 170⁰⁰

Building (1L) Plumbing (1S) Electrical (1Z) Site Plan (U2)

Other: _____

CBL: 057-3-001

Order #: 2011

Total Collected: \$ 170⁰⁰

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy