

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0997	Issue Date:	CBL: 058 A010001
-----------------------	-------------	---------------------

Location of Construction: 84 Salem St	Owner Name: Stawarz Kathleen E	Owner Address: 84 Salem St	Phone: 879-1589
Business Name:	Contractor Name: Steven Biggs	Contractor Address: w ¹	Phone:
Lessee/Buyer's Name	Phone:	Alterations - Duplex	R-6

Past Use: two family residence	Proposed Use: two family residence w/hw sills and deck	Permit Fee: \$275.00	Cost of Work: \$6,000.00	CEO District: 2
Proposed Project Description: Remove & replace rotten sills-replace deck replace 2nd fl stairs w/ deck Legal Use: 2 D.U.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB BOLA 1999 Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input checked="" type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: jodinea	Date Applied For: 07/19/2004	Zoning Approval
-----------------------------	---------------------------------	------------------------

1. 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 <i>to remain 2 family</i> <input type="checkbox"/> Site Plan <i>only</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/29/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" 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: <i>[Signature]</i>
--	---	---	--

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

Permit No: 04-0997	Date Applied For: 07/19/2004	CBL: 058 AOIOOOI
Location of Construction: 84 Salem St	Owner Name: Stawarz Kathleen E	Owner Address: 84 Salem St
Business Name:	Contractor Name: Steven Biggs	Contractor Address: 33 Cottage Place Westbrook
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex

Phone: () 879-1589	Phone: (207) 854-0763
two family residence whew sills and deck	Remove & replace rotten sills-replace deck replace 2nd fl stairs w/ deck

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/29/2004
Note: Tammy gave this to Marge at some point **OktoIssue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate **permit** application for review and approval.
- 4) 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 **Reviewer:** Tammy Munson **Approval Date:** 08/12/2004
Note: **OktoIssue:**

BUILDING PERMIT INSPECTION PROCEDURES

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-constructor Meeting will take place upon receipt of your building permit.

- SAB ✓ Footing/Building Location Inspection: Prior to pouring concrete
- ~~Re-Bar Schedule Inspection:~~ Prior to pouring concrete
- Foundation Inspection: Prior to placing **ANY** backfill
- SAB ✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- SAB ✓ 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

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

NA **CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Ken A. Davis
Signature of Applicant/Designee

8/18/04
Date

[Signature]
Signature of Inspections Official

8/18/04
Date

CBL: 058 AD10 Building Permit #:

4-09997

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 040997

AUG 13 2004

This is to certify that Stawarz Kathleen E/Steven ings
has permission to Remove & replace rotten sill replace door and fl stair / deck
AT 84 Salem St 058 A010001

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.

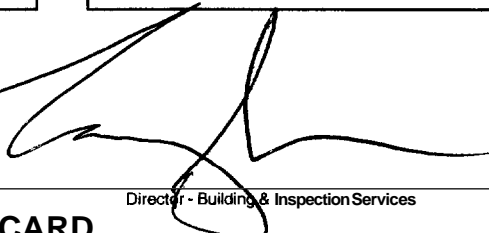
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4
YOUR NOTIFICATION IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 04-0997	Date Applied For: 07/19/2004	CBL: 058 A010001
Location of Construction: 84 Salem St	Owner Name: Stawarz Kathleen E	Owner Address: 84 Salem St		Phone: () 879-1589
Business Name:	Contractor Name: Steven Biggs	Contractor Address: 33 Cottage Place Westbrook		Phone: (207) 854-0763
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex		

two family residence w/new sills and deck

Remove & replace rotten sills-replace deck replace 2nd fl stairs w/ deck

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/29/2004

Note: Tammy gave this to Marge at some point

Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. **Any** change of use shall require a separate permit application for review and approval.
- 4) 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: Pending

Reviewer:

Approval Date:

Note:

Ok to Issue:


All Purpose 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.

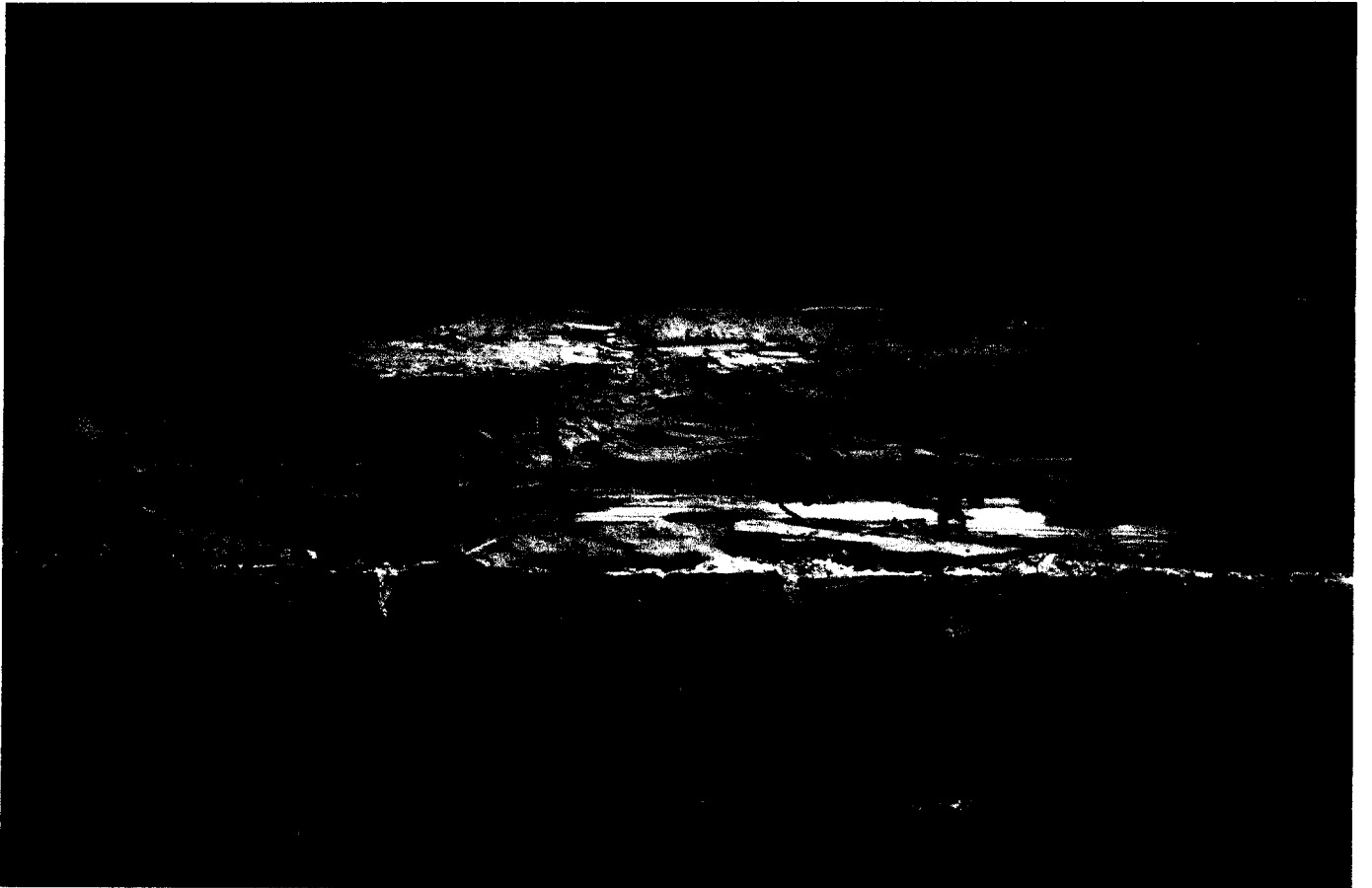
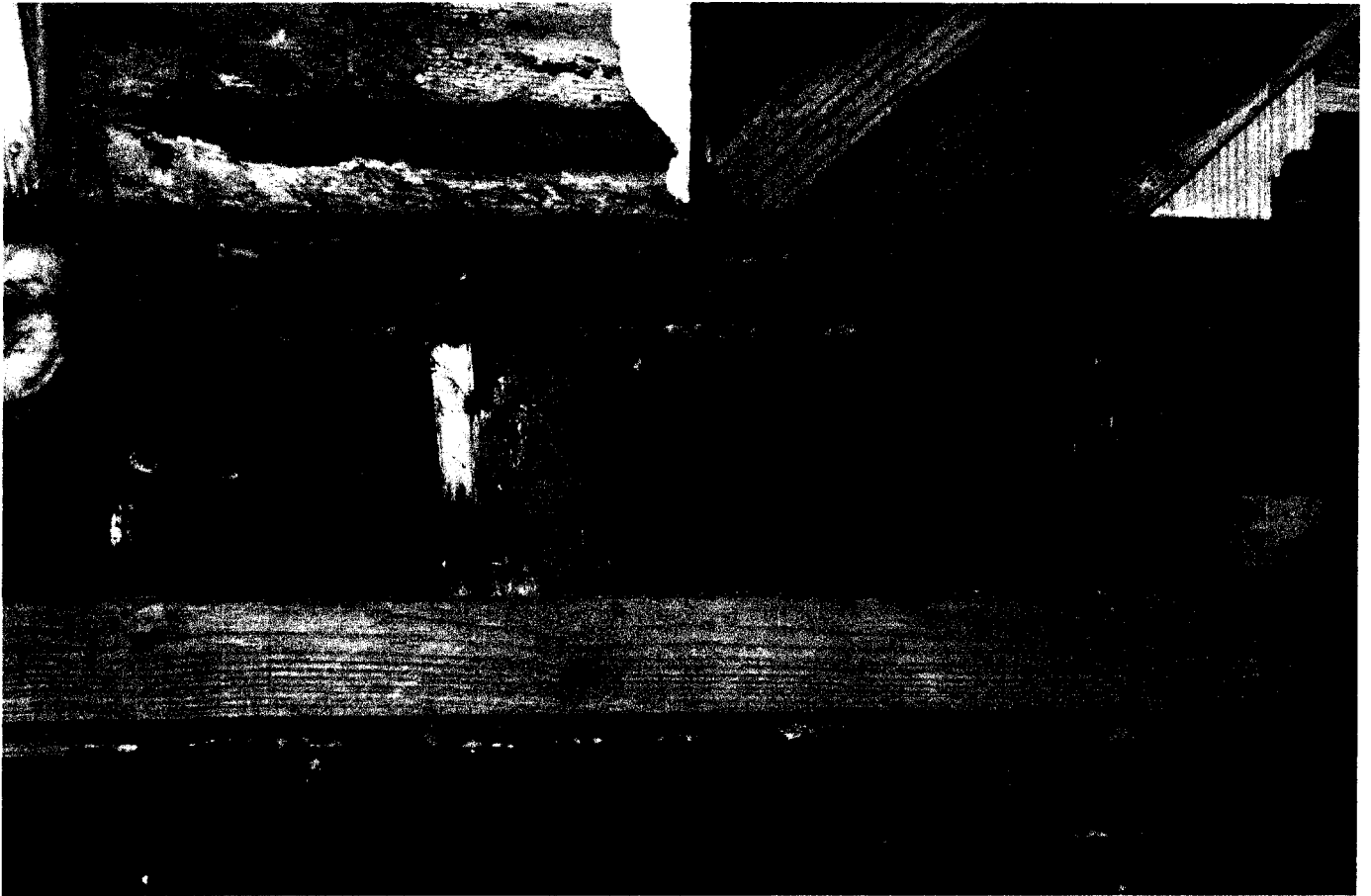
Location/Address of Construction: 84 SALEM ST. PORTLAND 04102		
Total Square Footage of Proposed Structure 320 SQ FT 160 1ST 160 2ND	Square Footage of Lot 0.054 ACRES 2366 SF	
Tax Assessor's Chart, Block & Lot Chart# 58 Block# A Lot# 10	Owner: KATHLEEN E. STAWARZ	Telephone: 207 879-1589
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: STEVEN BIGGS 33 COTTAGE PL WESTBROOK ME 04092	cost of Work: \$ 6,000⁰⁰ Fee: \$
Current use: TWO FAMILY DWELLING - OCCUPIED BY OWNERS		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: REMOVE & REPAIR REPLACE ROTTEN SILLS - REPLACE EXISTING DECK! 2ND FLOOR		
Project description: LANDING! STAIRS WITH NEW 8'x20' DECK 1ST & 2ND FLOOR		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: STEVEN BIGGS		
Mailing address: 33 COTTAGE PL WESTBROOK ME. 04092		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-854-0763		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: July 16, 2004
---	----------------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**



DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Service.
Alexander Q. Jaegerman
Planning
John N. Lufkin
Economic Developer

DEPARTMENT OF PLANNING AND DEVELOPMENT

July 15, 2004

STAWARZ KATHLEEN E
84 SALEM ST
PORTLAND, ME 04102

CBL: 058 A010001
Located at 84 SALEM ST

Hand Delivery

Dear Kathleen Stawarz,

STOP WORK ORDER

An evaluation of the above-referenced property on 07/15/2004 revealed that the property fails to comply with Section 107.1 of the 1999 BOC Building Code of the City of Portland. Section 107.1 states that: "**An** application shall be **submitted** to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section **108.0.**"

Appropriate permitting **has** not been issued for the property listed above, therefore all construction activity at that property must **STOP** immediately. This is a **STOP WORK ORDER** pursuant to Section 117.1 of the 1999 BOCA Building Code.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of **this order**. Building Permit Applications **are** available in **this** office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in **this** office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, **as** provided for in Section 1-15 of the Code and in Title **30-A** of M.R.S.A. Section 4452. **This** constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

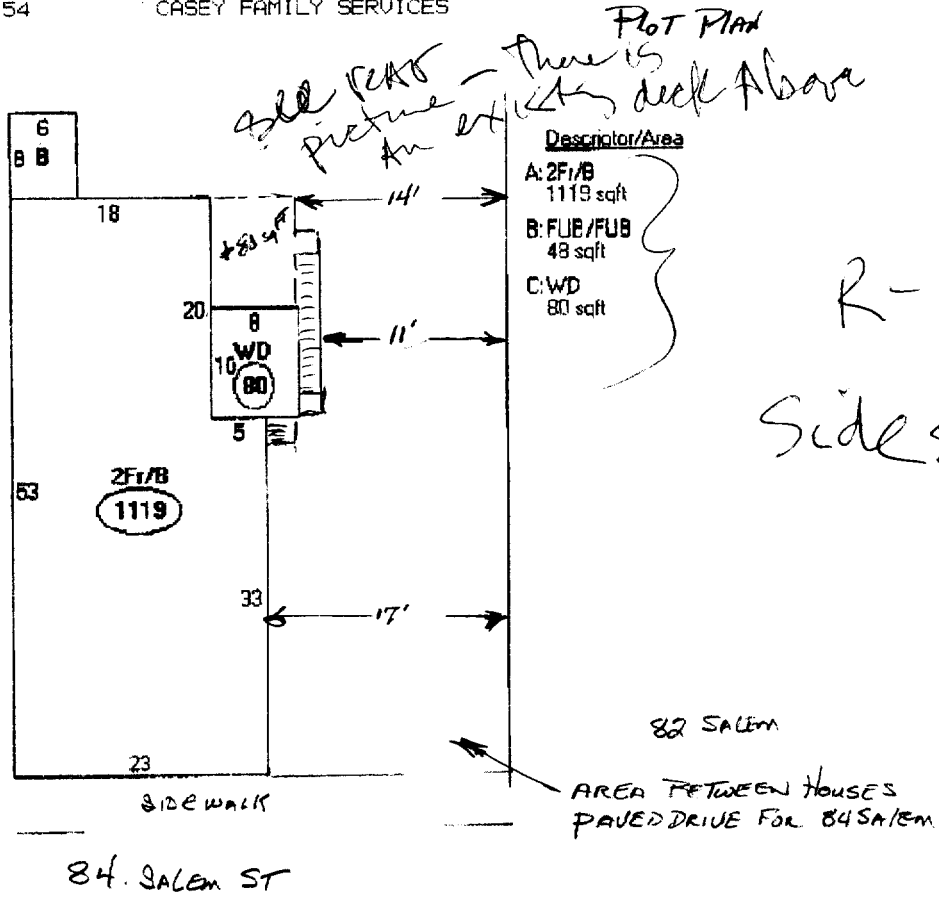
If you wish to discuss this matter, or you have any questions, please feel **free** to contact me.

Sincerely,

Jodine Adams @ (207) 874-8707
Code Enforcement Officer



6" x 6" Replacement sills. 6/12



lot size = 2
 $2366 \div 50\% =$

1683 #
 MAX
 coverage

1119
 48
 80

 1247
 + 80

 1327 #

SKETCH.. AREA/TABLE ADC 'NDA

Case No. 231-0696685

Property Address 84 Salem Street

City Portland

County Cumberland

State ME

Zip Code 04102

Borrower STAWARZ, Kathleen E.

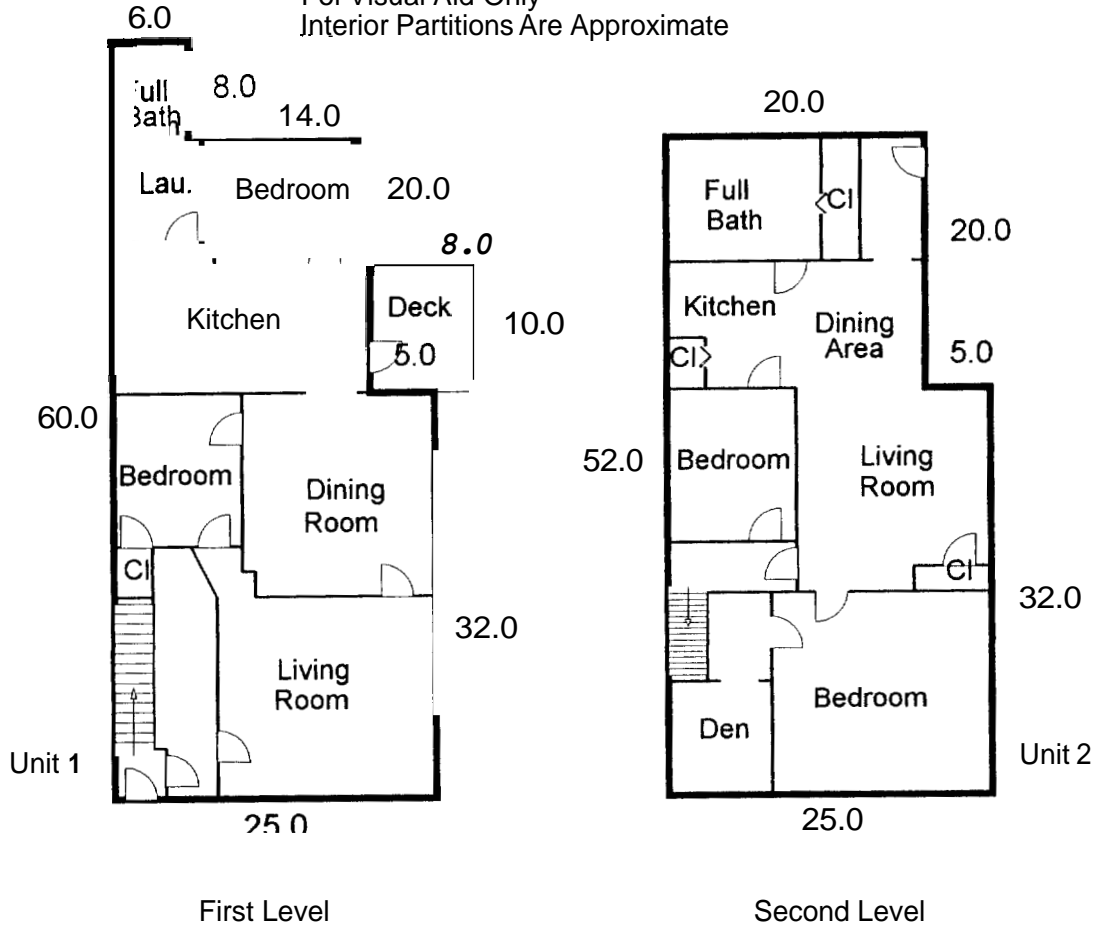
Lender/Client Crossland Mortgage Corp.

Address 215 Commercial St., #2 Portland, ME 04101

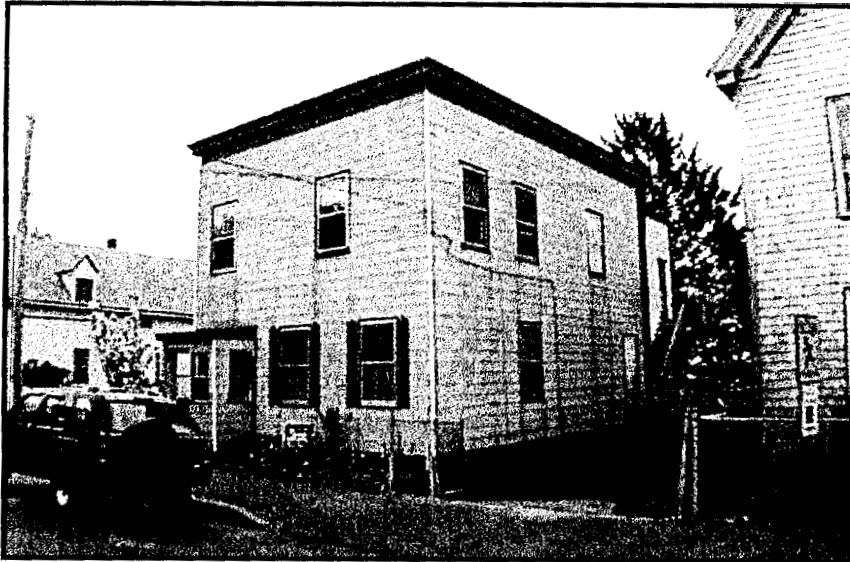
Appraiser Timothy S. Farnham/CrossLand

Address 215 Commercial St., #2 Portland, ME 04101

Dimensions Are Approximate
Drawing Not to Scale
For Visual Aid Only
Interior Partitions Are Approximate



Borrower/Client	STAWARZ, Kathleen E.		
Property Address	84 Salem Street	County	Cumberland
		State	ME
		Zip Code	04101
Lender	CrossLand Mortgage Corp.		



Subject Front

84 Salem Street
Sales Price 118,500
Gross Living Area 2,448
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 2
Location Urban/Avg.
View Nghbd/Part.Wtr
Site .05 acres
Quality Average
Age 120 years

replacing existing



Subject Rear

FRAMING

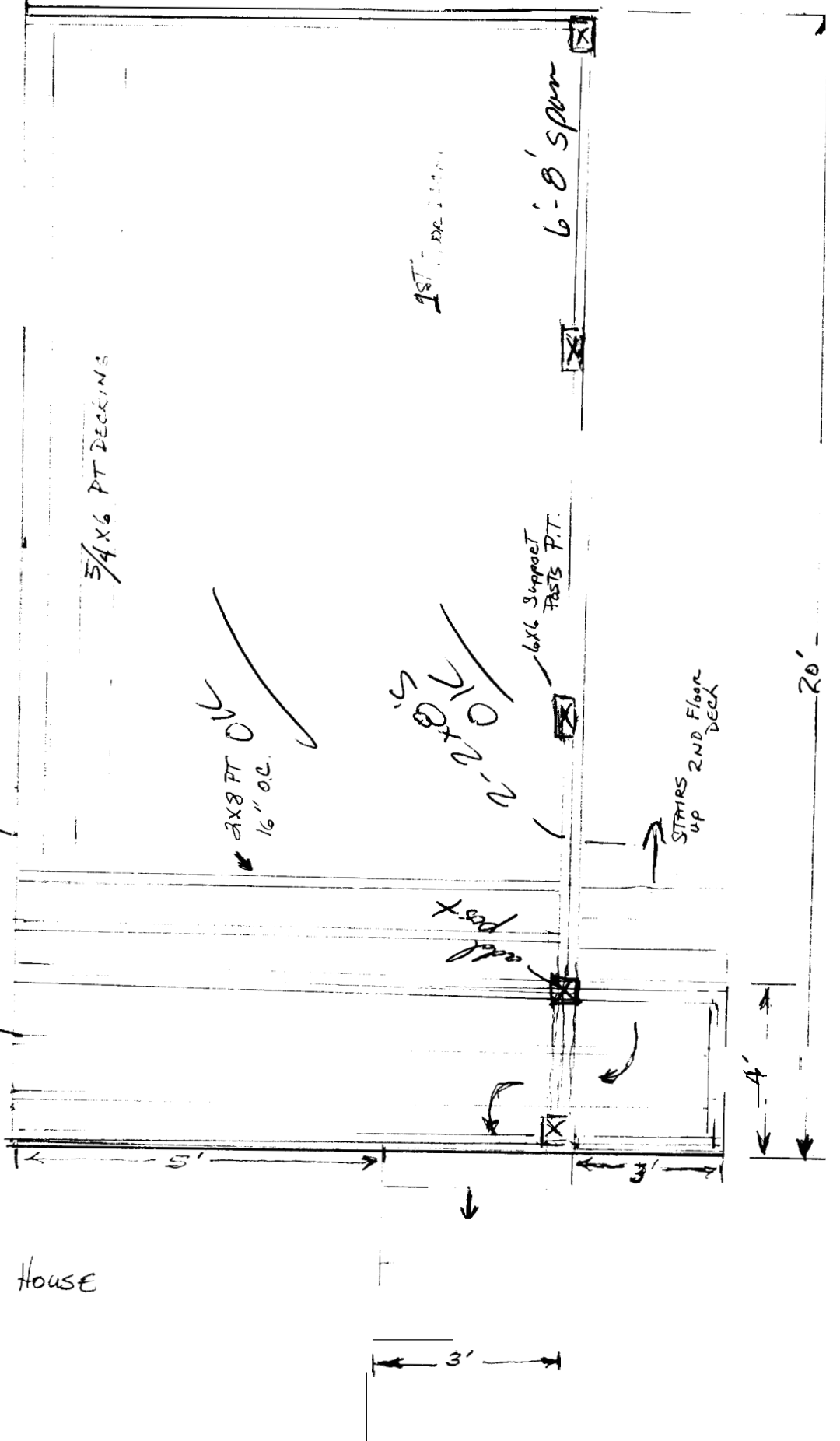
8

*Typical
1st + 2nd Floor
Joists*

*2x12s
2" girth
12" o.c.*

HOUSE

*Joist hangers
Typical*



5/4x6 PT DECKING

*2x8 PT
16" O.C.*

*6x6 PT
2" o.c.*

*6x6 Support
POSTS P.T.*

6'-0" Span

1ST FLOOR

*STAIRS UP
2ND FLOOR
DECK*

20'

3'

HOUSE

4'

3'

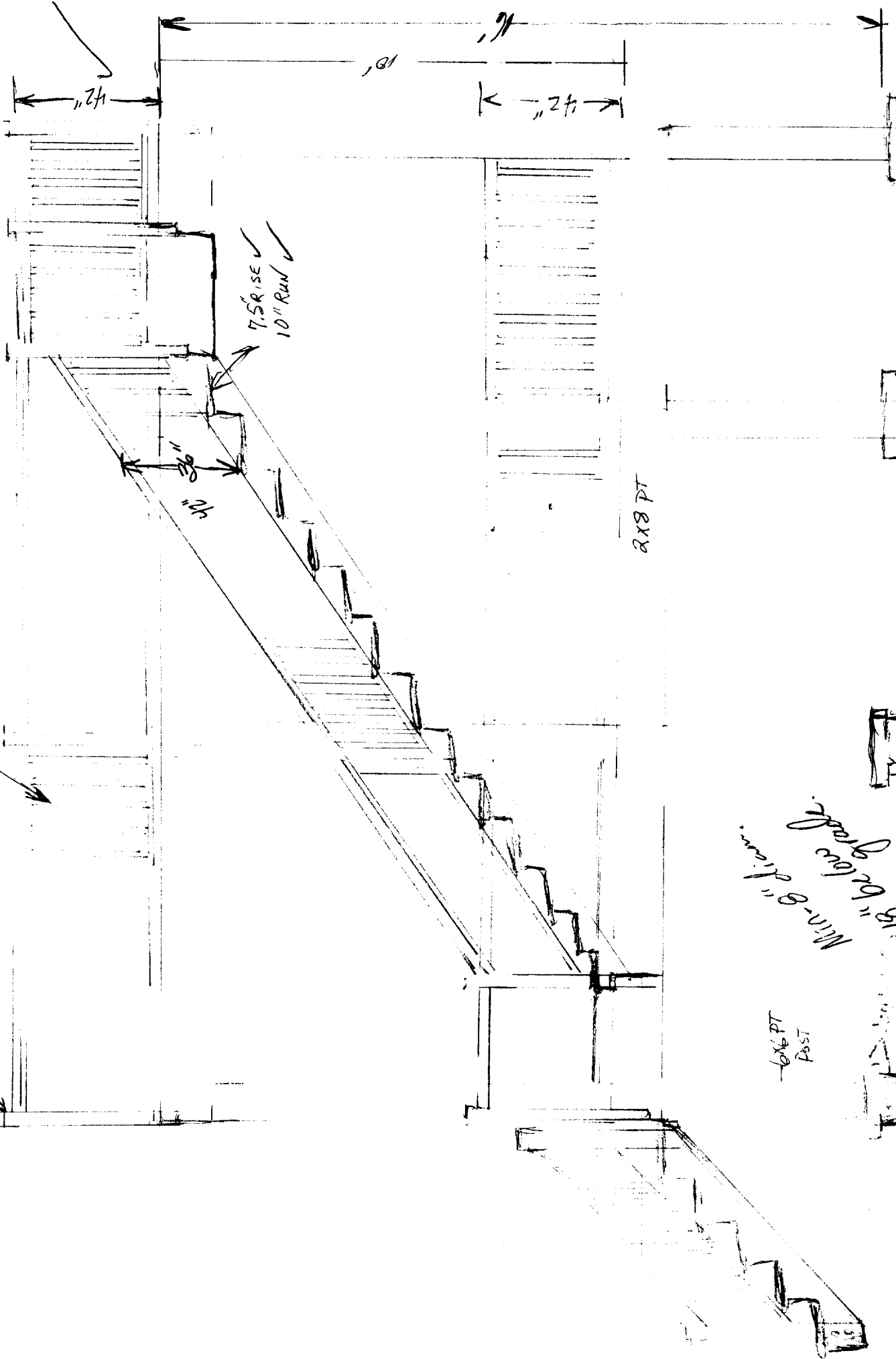
2

3

ELEVATION

1 1/2" x 1/2" BAL
SPACED 4" O.C.

4x4 post



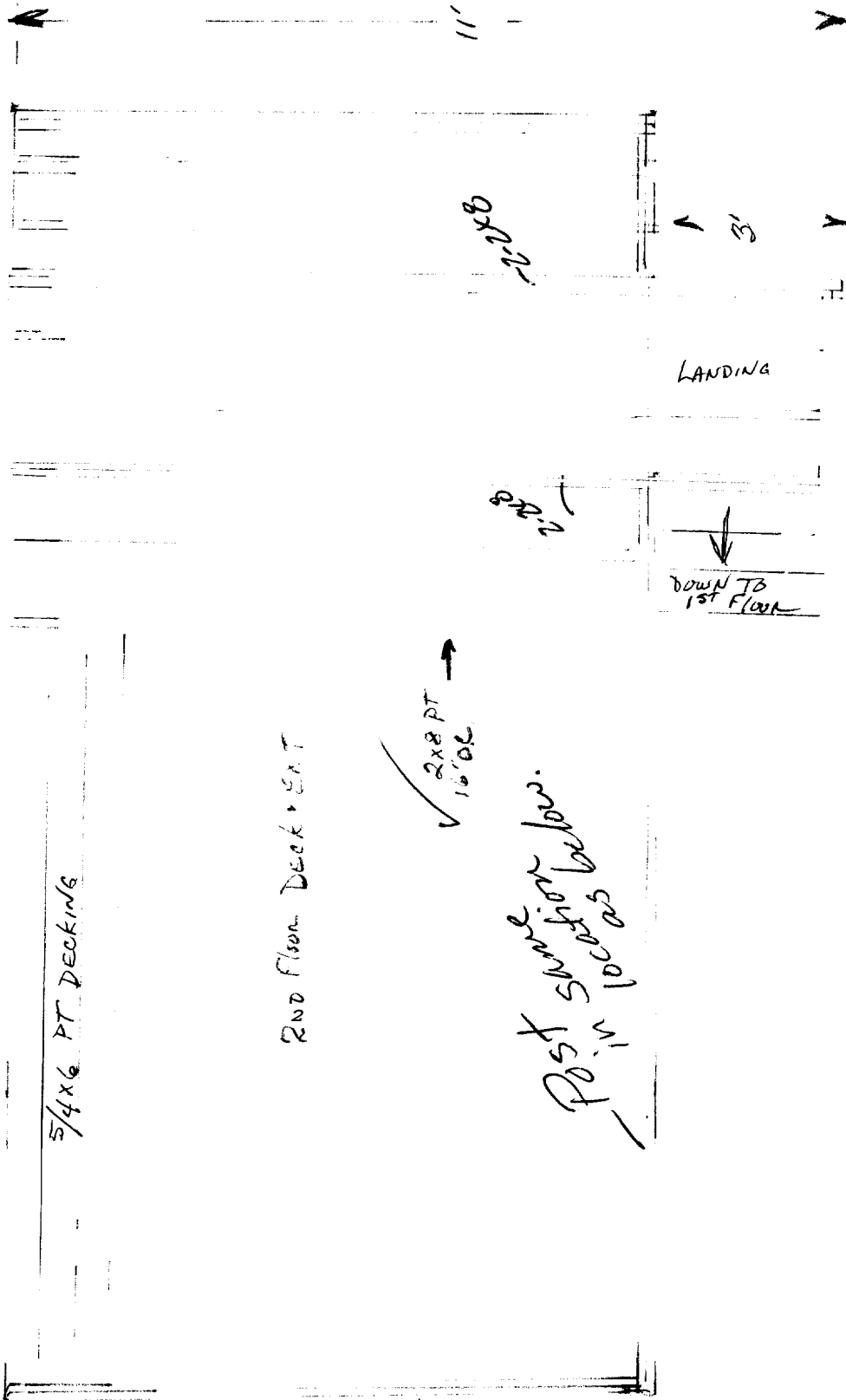
7.5" RISE ✓
10" RUN ✓

2x8 PT

Min 8" dia
4x8" brace

6x6 PT
POST

FRANING



HOUSE

FRANING