



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that LINDA L GRAFFAM

Located At 29 ORCHARD ST

Job ID: 2012-04-3871-ALTR

CBL: 061- D-006-001

has permission to Replace the existing garage roof decking/ joists (Single Family Residence).

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**

06/05/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3871-ALTR

Located At: 29 ORCHARD ST

CBL: 061- D-006-001

## **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.

### **Building**

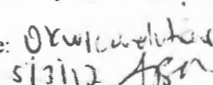

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
5. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
6. Fastening Schedule per MUBEC (IRC, 2009).
7. R905.2.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D226 Type I, ASTM D 4869 Type I, or ASTM D 6757.
8. **Submit specifications for Engineered Beam(s) or comply with Table RE502.5(1) and post down to the garage floor footings.**

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

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

Job No: 2012-04-3871-ALTR	Date Applied: 4/27/2012	CBL: 061- D-006-001	
Location of Construction: 29 ORCHARD ST	Owner Name: LINDA L GRAFFAM	Owner Address: 29 ORCHARD ST  PORTLAND, ME 04102	Phone:  207-831-8831
Business Name:	Contractor Name: Landmarx Construction LLC	Contractor Address: 2 Val Ter Scarborough ME 04074	Phone:  (207) 252-2103
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-4
Past Use:  Single family	Proposed Use:  Same - single family - replace garage roof and roof deck	Cost of Work: 8000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUBOC) Signature: 
Proposed Project Description: Replace roof of garage; remove/replace deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <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: 05/11/12 	<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:	<input type="checkbox"/> Not in Dist or Landmark <input checked="" 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: 5/11/12 

## CERTIFICATION

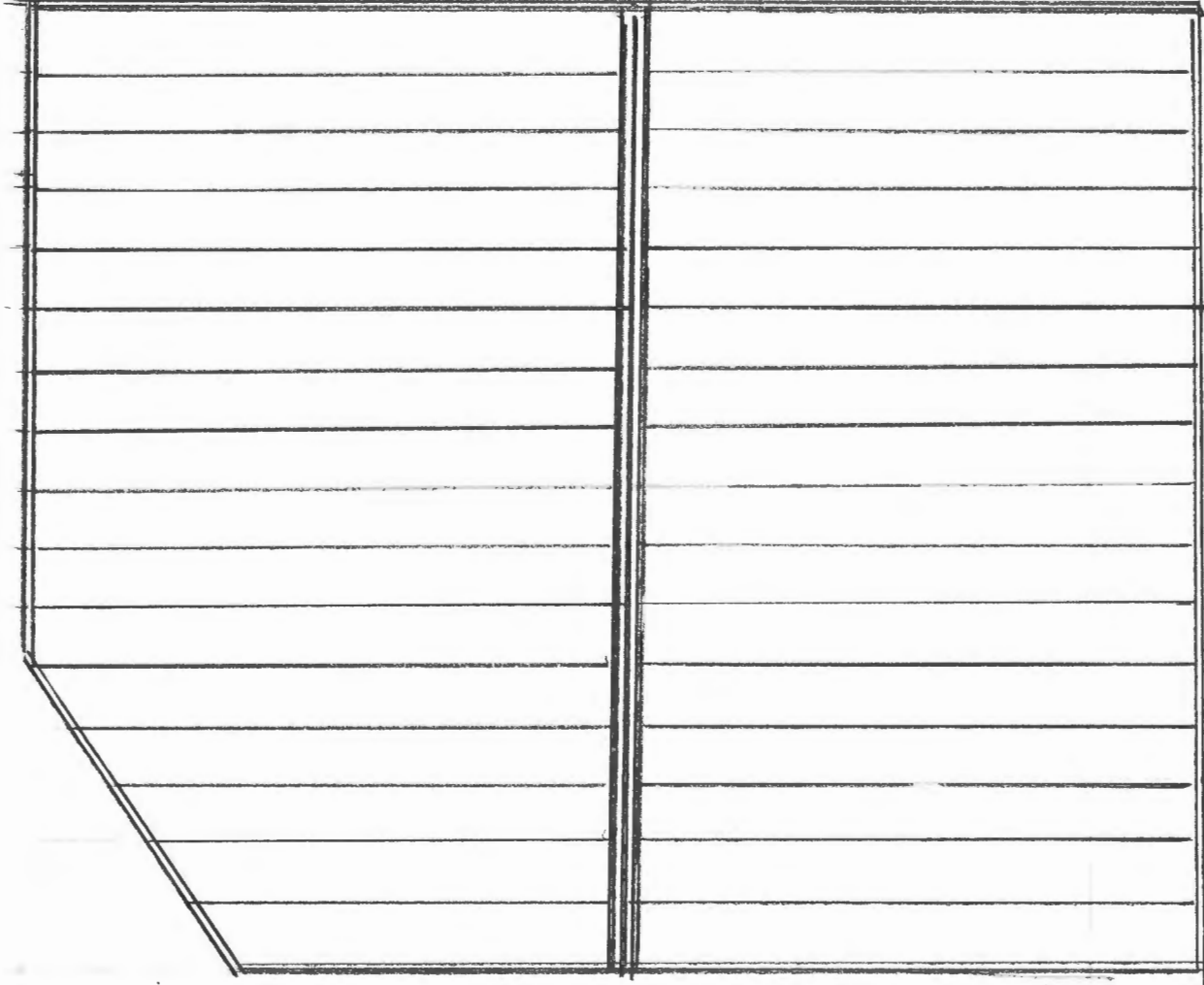
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Framed with Pressure Treated  
All Joist will lay on the Roof.

2x8 . 16" O.C.

$\frac{1}{4}" = 1'$



Double 2x8 rim  
All around the Perimeter  
- All Joist will be Nailed  
with Hot dipped galvanized  
nails.

Triple 2x8 in the middle

• Our Framing is Running the  
opposite way of Roof Joist.  
We will lay Rubber under  
each piece of Framing

There are not any  
stairs Being Built

• All Handrails,  
Balusters, Post,  
will Be reused

• Decking  
will Be installed  
in the same  
original pattern

• Decking will  
Be eastern  
White cedar  
5/4x6"

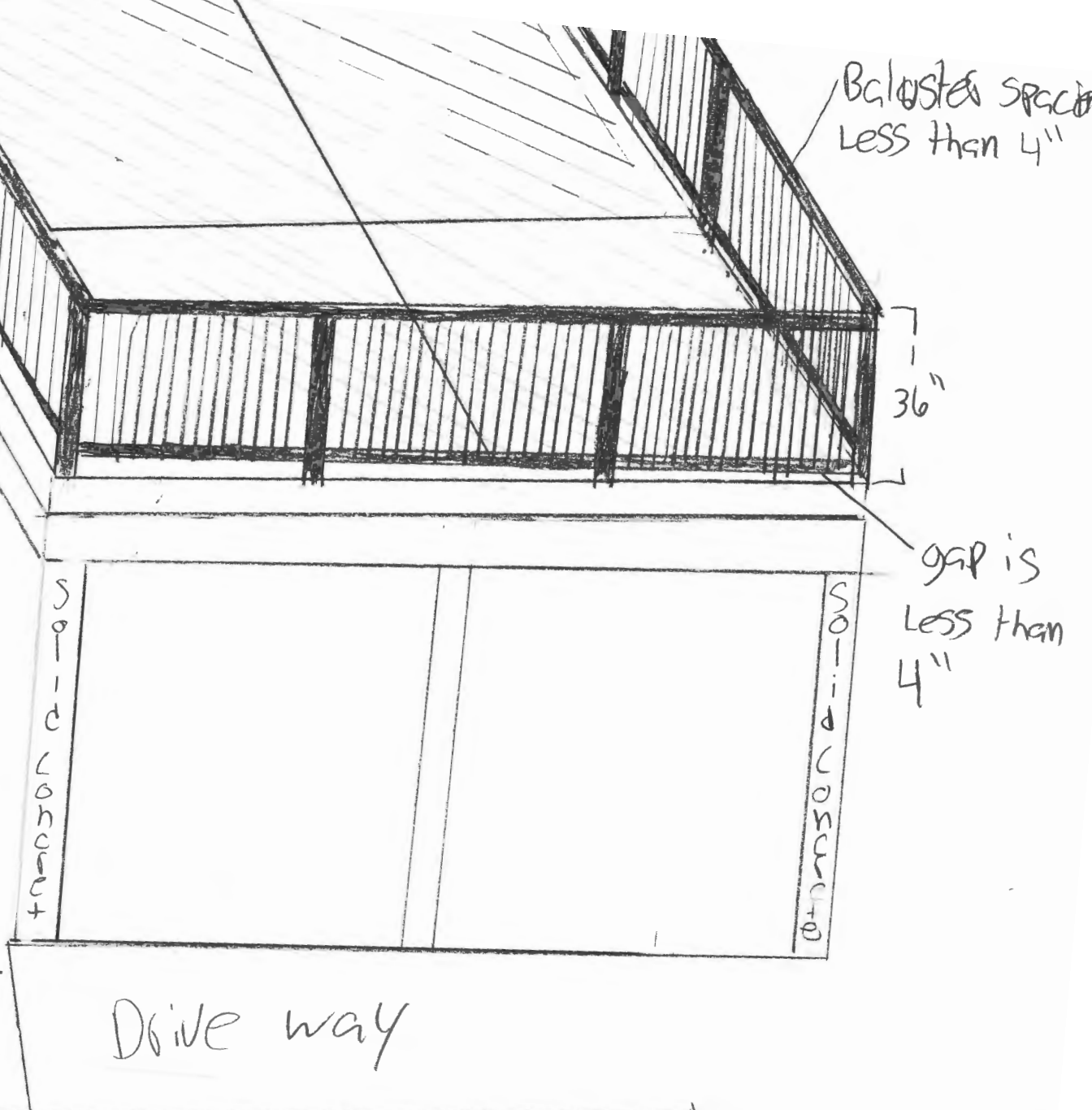
• Framing will be  
Fastened with Hot  
Dip Galvanized.

Deck will Be Fastened  
with Stainless Steel  
Nails.

• All Four corner Post will Be  
set Right on the Foundation to  
anchor the Deck in place

• All Handrails will be Fastened  
• This Garage is Built into the Hill

← 29 Orchard St →  
with stainless steel screws.







# 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.

2012 - 04 - 3871 - ALTR

Location/Address of Construction: <u>29 Orchard St</u>		
Total Square Footage of Proposed Structure/Area <u>520</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>001</u> Block# <u>D006</u> Lot# <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Wald Graffam</u> Address <u>29 Orchard St</u> City, State & Zip <u>Portland Me. 04101</u>	Telephone: <u>207-831-8831</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$8,000.00</u> C of O Fee: <u>\$</u> Historic Review: <u>\$50</u> Planning Admin.: <u>\$</u> Total Fee: <u>\$150.00</u>

Current legal use (i.e. single family) single family Number of Residential Units 1  
If vacant, what was the previous use? Same  
Proposed Specific use: Same  
Is property part of a subdivision? No If yes, please name   
Project description: replace the roof on the garage. We must remove a roof deck and then put back.

Contractor's name: Land Mass Construction LLC Email: LandMass11@verizon.net  
Address: 2 Val Terrace  
City, State & Zip Scarborough Me. 04074 Telephone: 252-2103  
Who should we contact when the permit is ready: Petrick Landers Telephone: 207-252-2103  
Mailing address: Same Jeff Markhusen 207-400-7242

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.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized 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: [Signature]

Date: 04-27-12

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

RECEIVED

APR 27 2012

Dept. of Building Inspections  
City of Portland Maine



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: visa, Check Number: 43022

**Tender Amount:** 100.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 4/30/2012

**Receipt Number:** 43399

## Receipt Details:

Referance ID:	6323	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-04-3886-POOL - 15' x 30' oval above ground pool			
Additional Comments: 60 Label Ave.			

**Thank You for your Payment!**



This view is from Oschald St.  
The Roof Joist Run Left to Right.

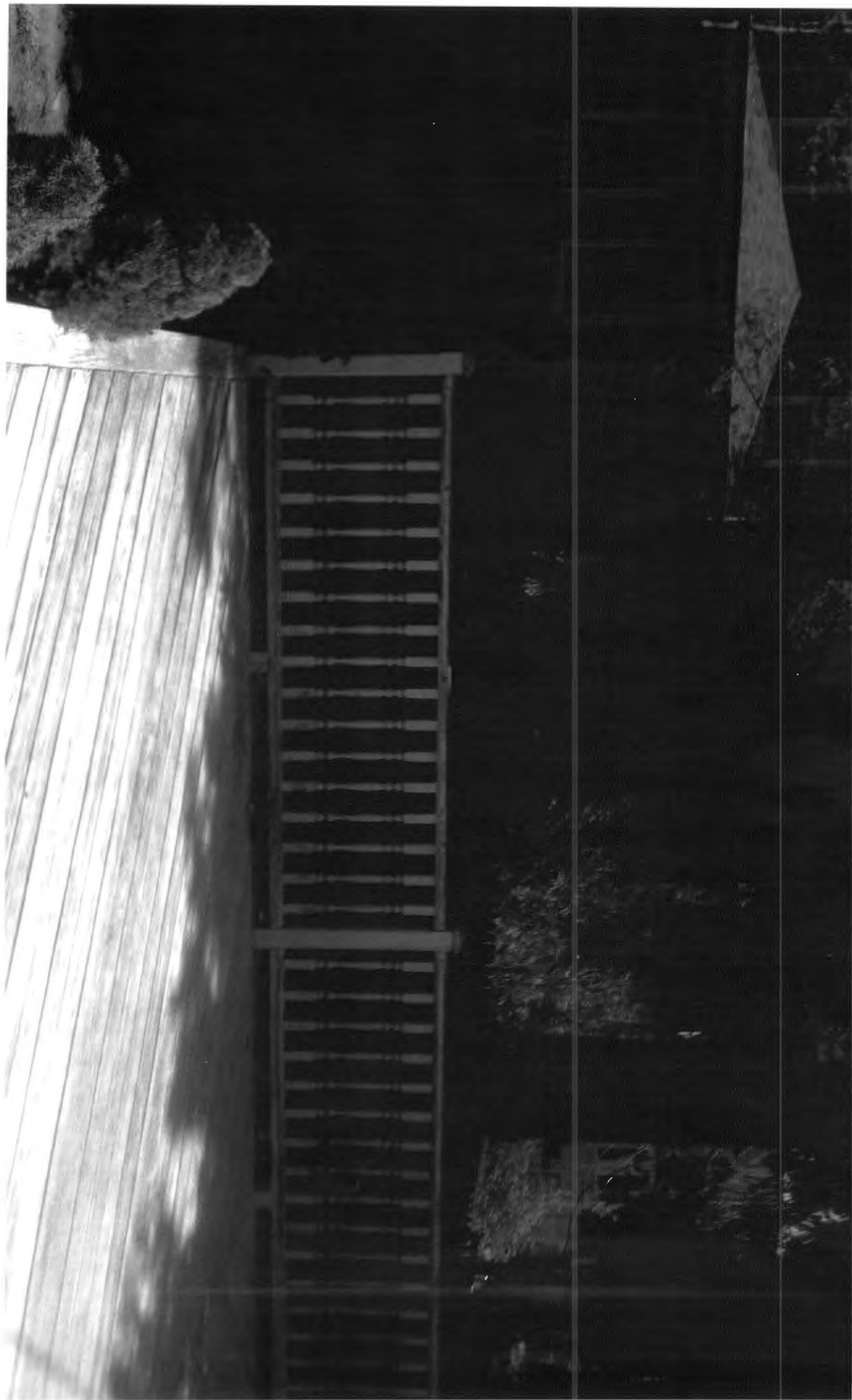
2x8 Roof Joist 16" O.C.

3/4" CDX Plywood

Rubber Roofing

All walls  
are solid  
concrete











# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 30746

**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/27/2012

**Receipt Number:** 43339

## Receipt Details:

Reference ID:	6297	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-04-3871-ALTR - Replace roof of garage; remove/replace deck			
Additional Comments: 29 Orchard			

Reference ID:	6298	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-04-3871-ALTR - Replace roof of garage; remove/replace deck			