

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JAMES R LAPLANTE

Located At 24 MARSHALL ST

Job ID: 2012-08-4829-ALTR

CBL: 063- C-019-001

has permission to Repair front and rear porche(s) to historic and buiding code standards (Two Family Residence).
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues 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

10/16/2012

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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.**

After-the-fact

1. Footings/Setbacks prior to pouring concrete
2. Close In: Framing and Electric
3. 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.



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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4829-ALTR

Located At: 24 MARSHALL ST

CBL: 063- C-019-001

Conditions of Approval:

Historic

1. Historically appropriate railing heights are approved pending approval of the Application for Exemption from Building Code Railing Height Requirements.
2. All treads, risers, posts, railings, trim, and skirt materials must be painted within 9 (nine) months of the date of this permit.
3. All design details to be as mutually agreed upon at site visit with contractor.
4. Contractor to call Rob Wiener (756-8023) for final inspection.

Building

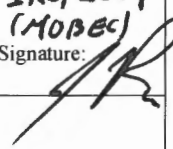
1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed at least 4' from grade.
3. R502.6 Bearing. 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.
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. R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than **36 inches high** measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

- Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
 - Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.
2. Note: Historic preservation indicated that the deck/ porch rails were already built (prior to permit issuance), modifications and further review may be required.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4829-ALTR	Date Applied: 8/28/2012	CBL: 063- C-019-001	
Location of Construction: 24 MARSHALL ST	Owner Name: JAMES & HEIDI LAPLANTE	Owner Address: 367 WEST EMERSON ST MELROSE, MA 02176	Phone: 857-998-2615
Business Name:	Contractor Name: Brush & Hammer Remodeling Inc.	Contractor Address: 110 Lester Dr., Portland ME 04103	Phone: (207) 807-2586
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Two family	Proposed Use: Same - two family - repair front & rear porches to historic & building code standards	Cost of Work: 4000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RS Type: S13 IAC, 2009 (MOBEC) Signature: 
Proposed Project Description: Repair front and rear porches		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <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: <i>OK w/cond. hav 9/4/12 ABU</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 Y/N <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/4/12 Robert Wiener</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 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

R-6
Historic.

Expand 8/28/12
(15)



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.

2012-08-4829-MTR

Location/Address of Construction: <u>24 Marshall St. Portland, Me 04102</u>		
Total Square Footage of Proposed Structure/Area <u>100 S/F</u>	Square Footage of Lot <u>3286 S/F</u> <u>0.0579 Acres</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>063 0019 3001</u>	Applicant: (must be owner, lessee or buyer) Name <u>James + Heidi Laplante</u> Address <u>367 W Emerson St</u> City, State & Zip <u>Melrose, MA. 02176</u>	Telephone: <u>857-998-2615</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>paid</u> Address City, State & Zip	Cost of Work: \$ <u>1000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>60</u>
Current legal use (i.e. single family) <u>Residential</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: <u>Repair front and rear porches to Historical and BCMA standards</u>		
Contractor's name: <u>Brush + Hammer Remodeling Inc.</u> Email: _____ Address: <u>110 Lester Drive</u> City, State & Zip: <u>Portland, Maine 04103</u> Telephone: <u>807-2586</u> Who should we contact when the permit is ready: <u>Phil Requie</u> Telephone: " " " Mailing address: <u>AS Above</u>		

RECEIVED
AUG 28 2012
Dept. of Building Inspections
City of Portland Maine

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 the 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.

and 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: [Signature] Date: 8/18/12

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

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

JAMES LAPLANTE
Applicant
367 W. EMERSON ST., MELROSE, MA 02176
Applicant's Mailing Address
PHIL REQUIA, 807-2586
Contact Person/Phone Number

8/18/12
Application Date
24 MARSHALL ST.
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

REBUILD FRONT & REAR PORCHES

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

TWO FAMILY

2. Proposed Use, if applicable: _____

3. The distance from the porch deck to the ground: _____

4. The number of existing stair risers: 5

5. The current railing height and/or documented original railing height: _____

6. The railing height requested: ~~27"~~ 32"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Lower height, similar to #20 Marshall St., for historically appropriate appearance.

Inspections Staff Recommendation:

36" minimum + 34" on stairs

Exemption Granted _____

Conditional Exemption _____

Exemption Denied

Signature _____

Date: 9/24/12

White - Planning Office

Yellow - Inspections

Pink - Applicant



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Receipts Details:

Tender Information: Check , Check Number: 1567

Tender Amount: 60.00

Receipt Header:

Cashier Id: bsaucier

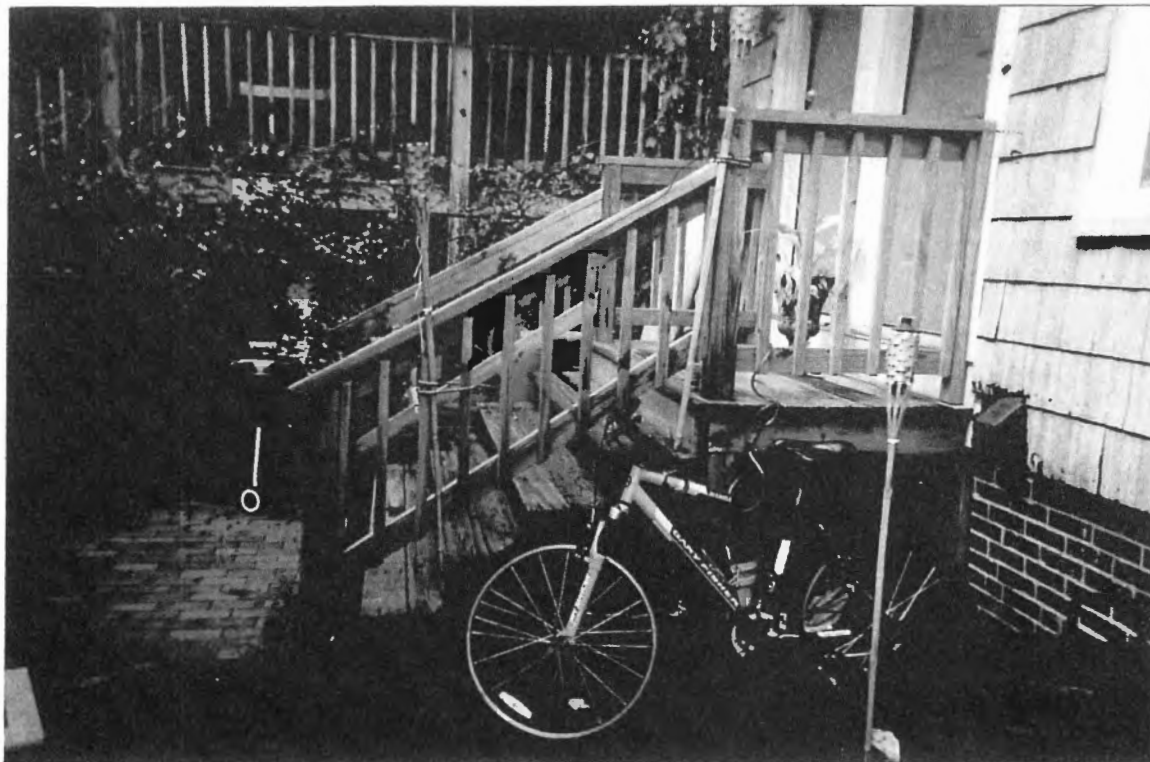
Receipt Date: 8/28/2012

Receipt Number: 47632

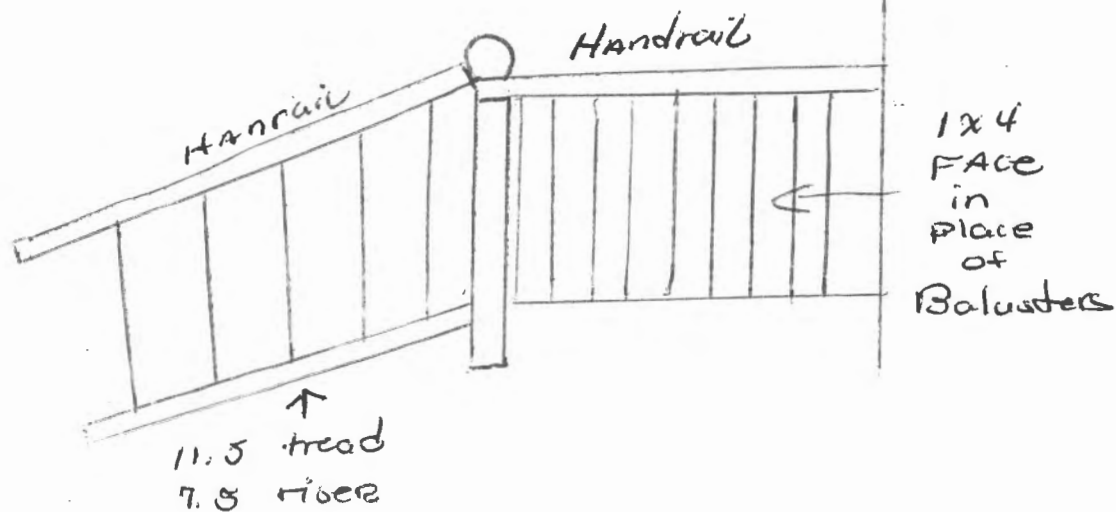
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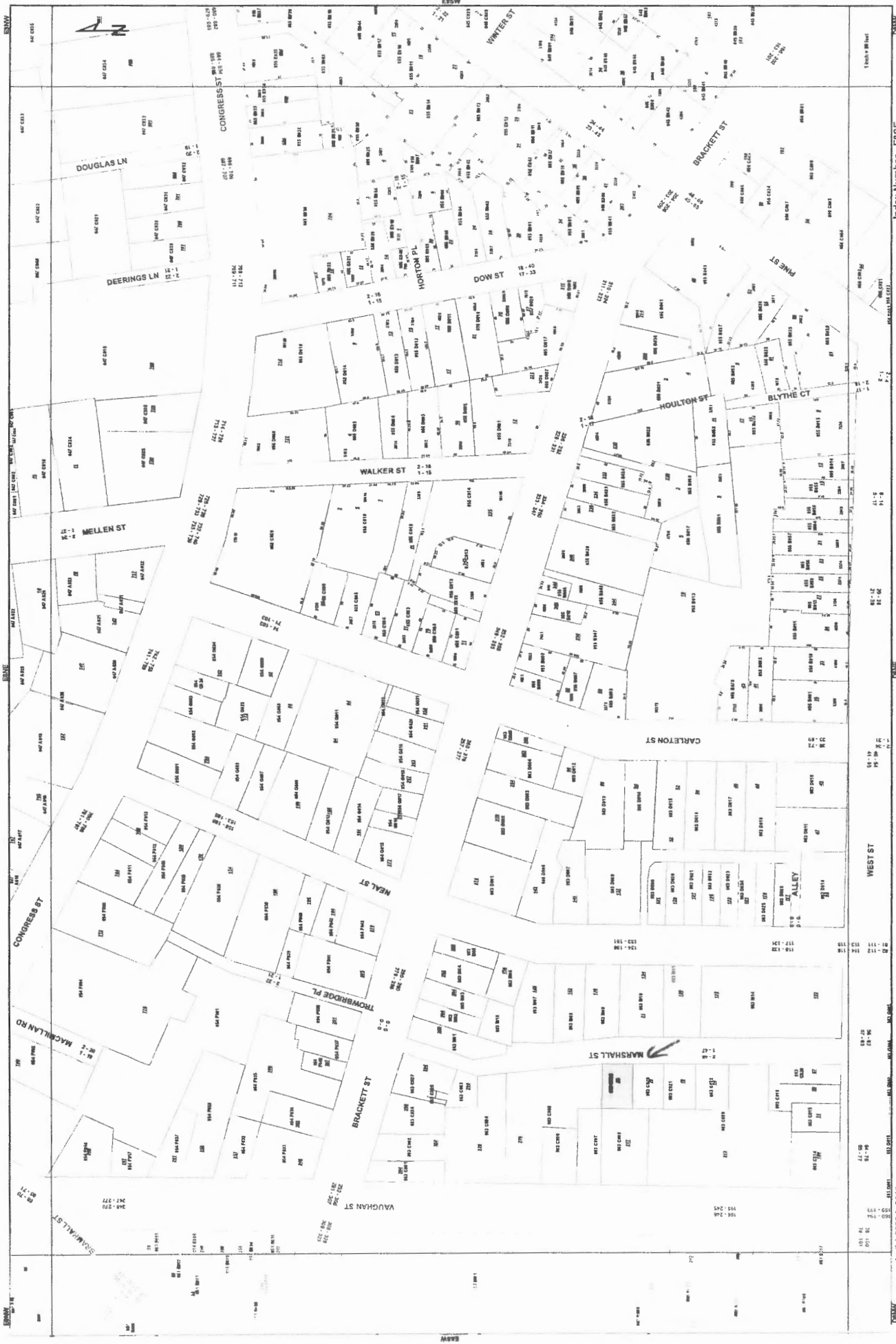
Referance ID:	7821	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	60.00	Charge Amount:	60.00
Job ID: Job ID: 2012-08-4829-ALTR - Repair front and rear porches			
Additional Comments: 24 Marshall			

Thank You for your Payment!



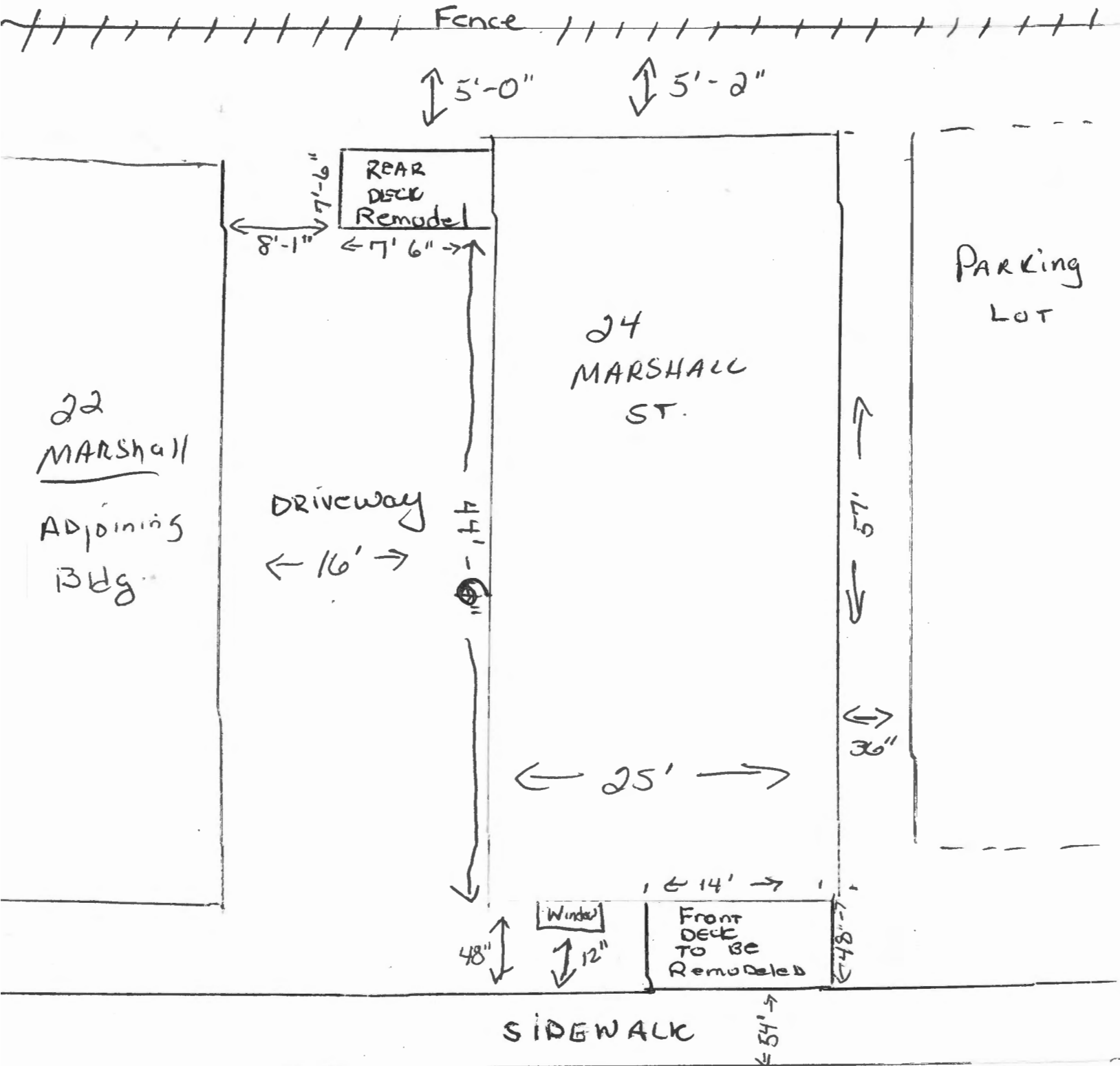
Rear deck of Subject Property
only changes are to the
rail system, and adding
risers.





Index Number - E8SE
April 1 2009 by 2010

Phot Plan
24 Marshall St.





Subject Property - 24 Marshall St.



PORTLAND MAINE

Planning Division
Scott Hanson, Preservation Compliance Coordinator

Marshall St.
Pvches

Meaxudin Field:

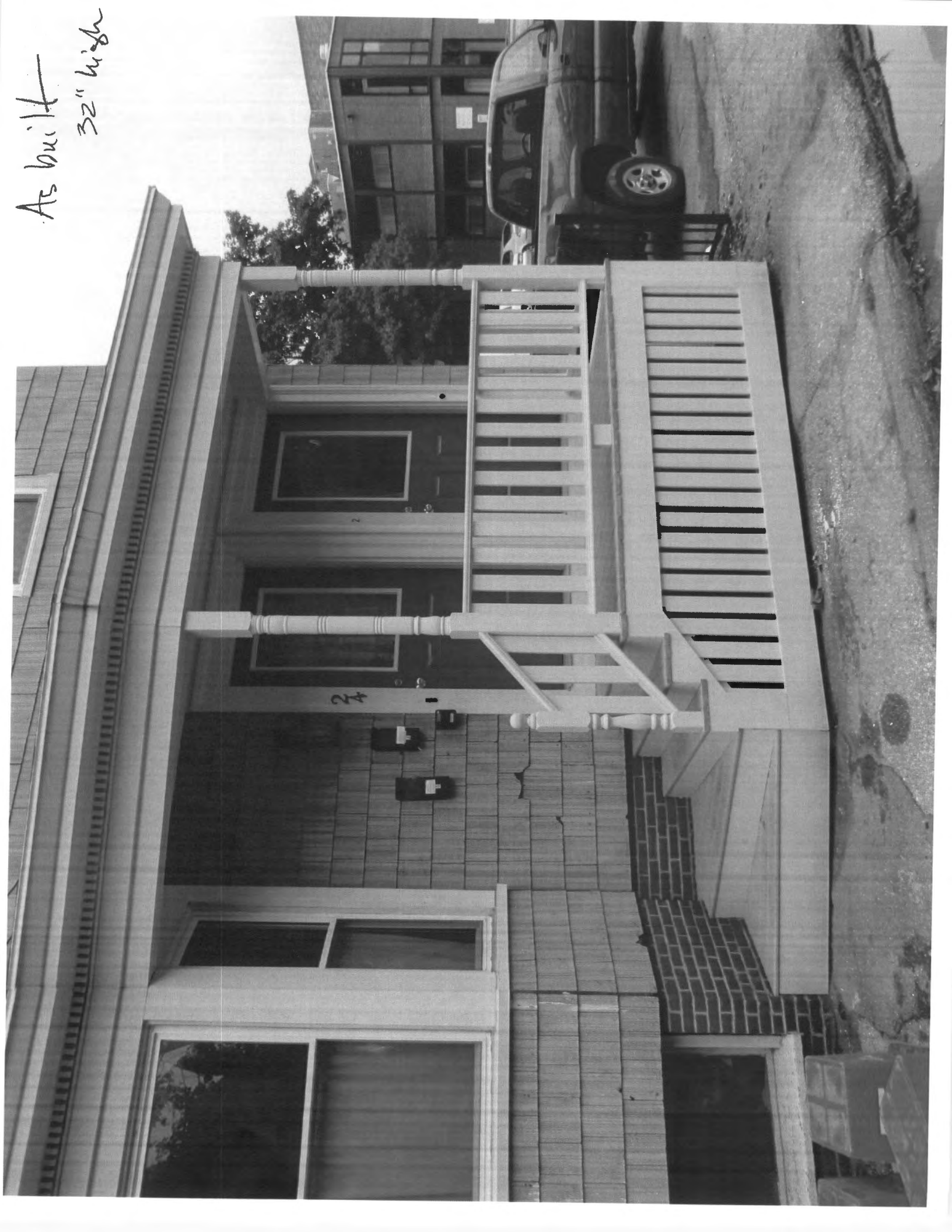
#1A : 28.5"

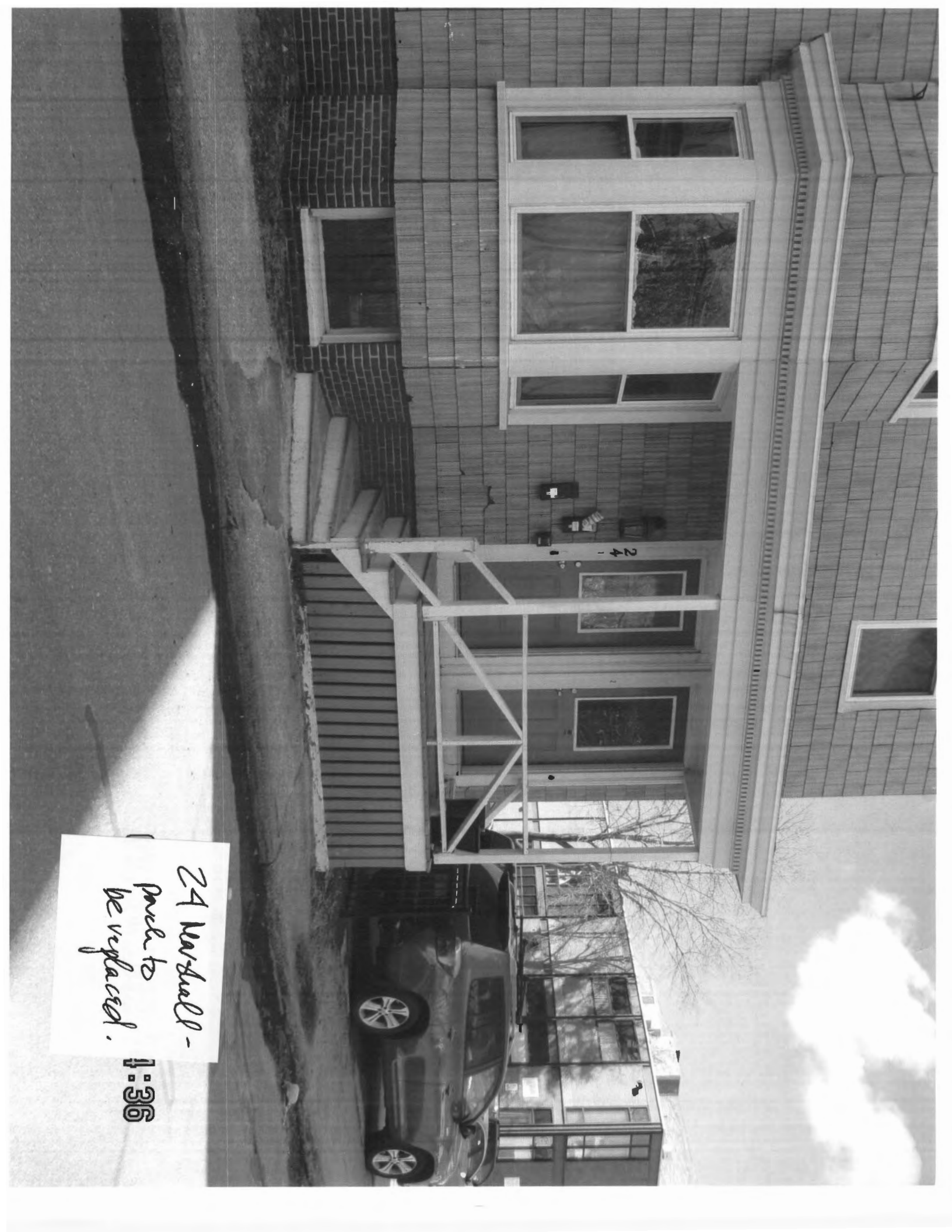
#16-18: 29.5"

#20-22 - 29.5"

#2A (applicant) - 32"
(built)

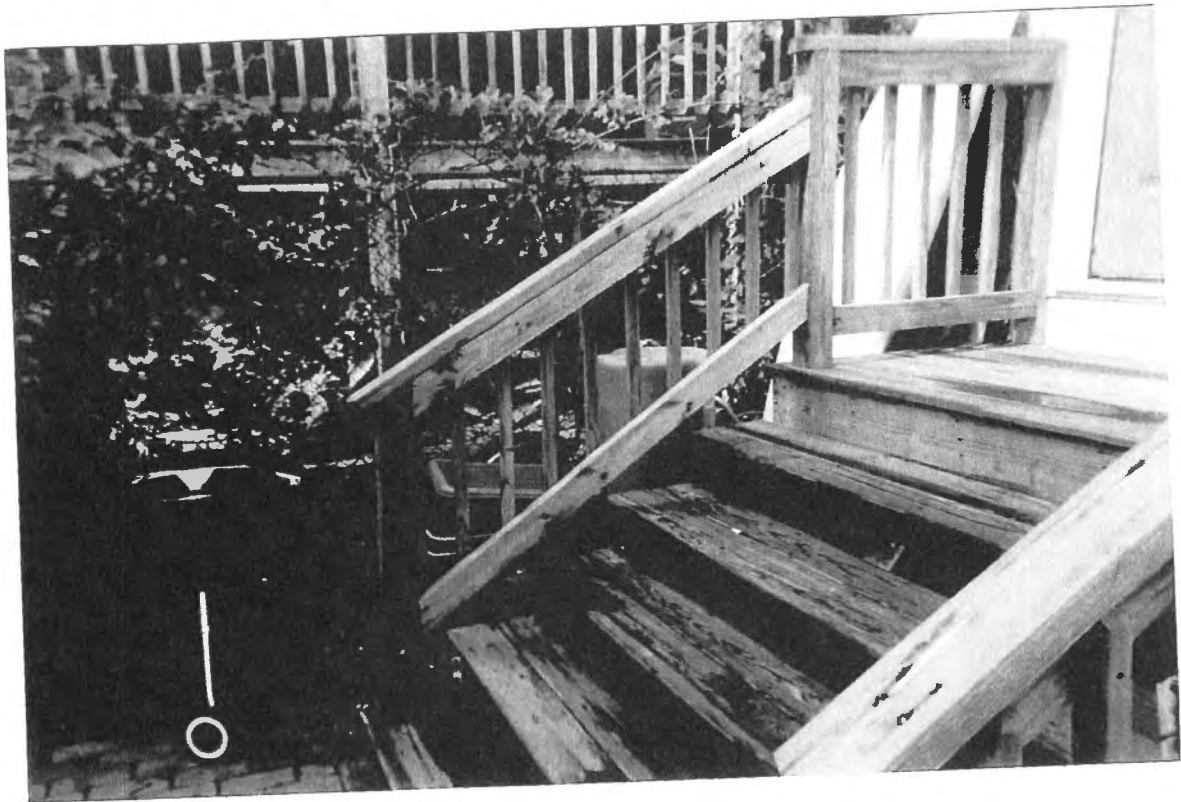
As built
32" high





24 Marshall -
panel to
be replaced.

1:36



Rear deck of subject property





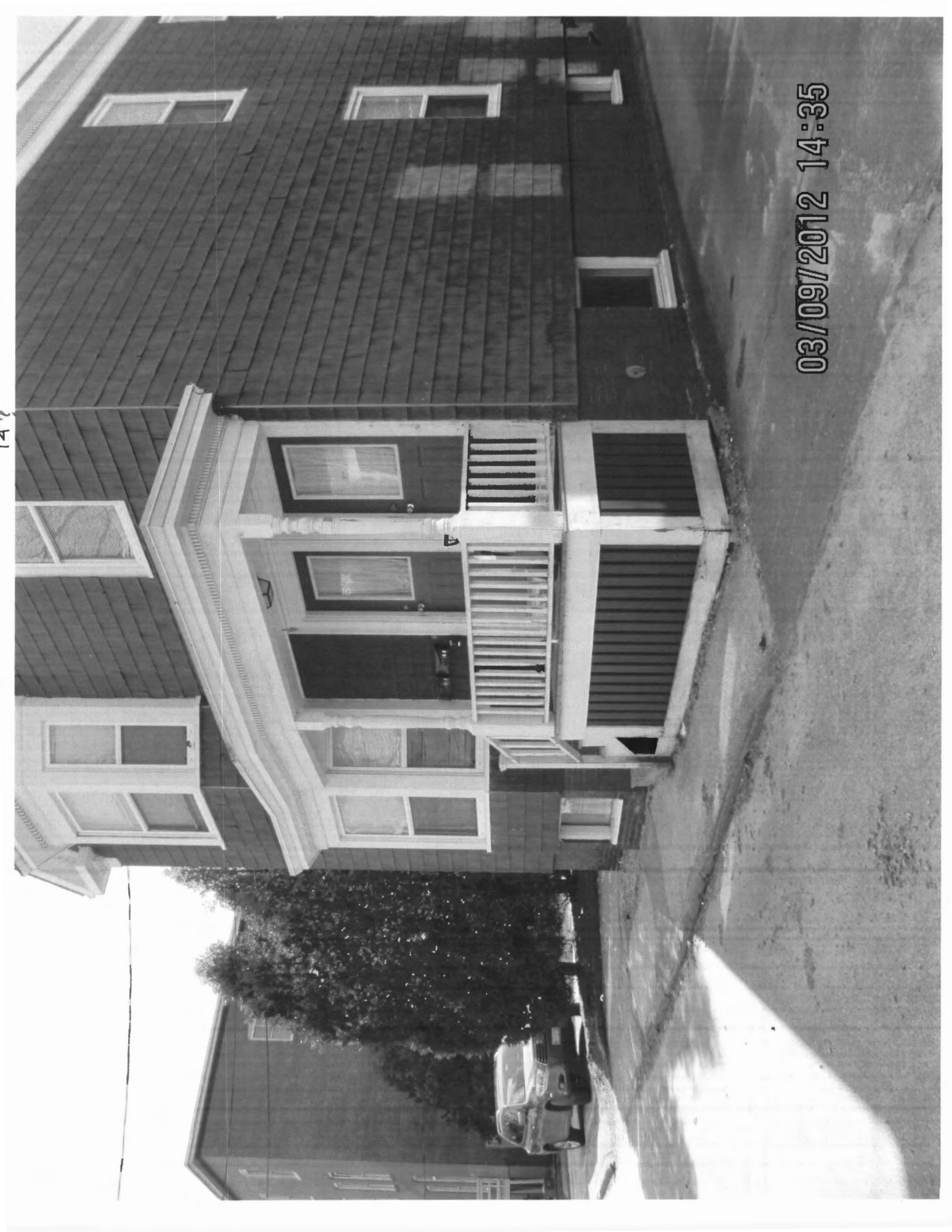
Marshall St. looking South to North



Marshall St



20 Marshall St. front deck will be used as a prototype for the new front deck @ 24 Marshall St.



03/09/2012 14:35

16/18



03/09/2012 14:35

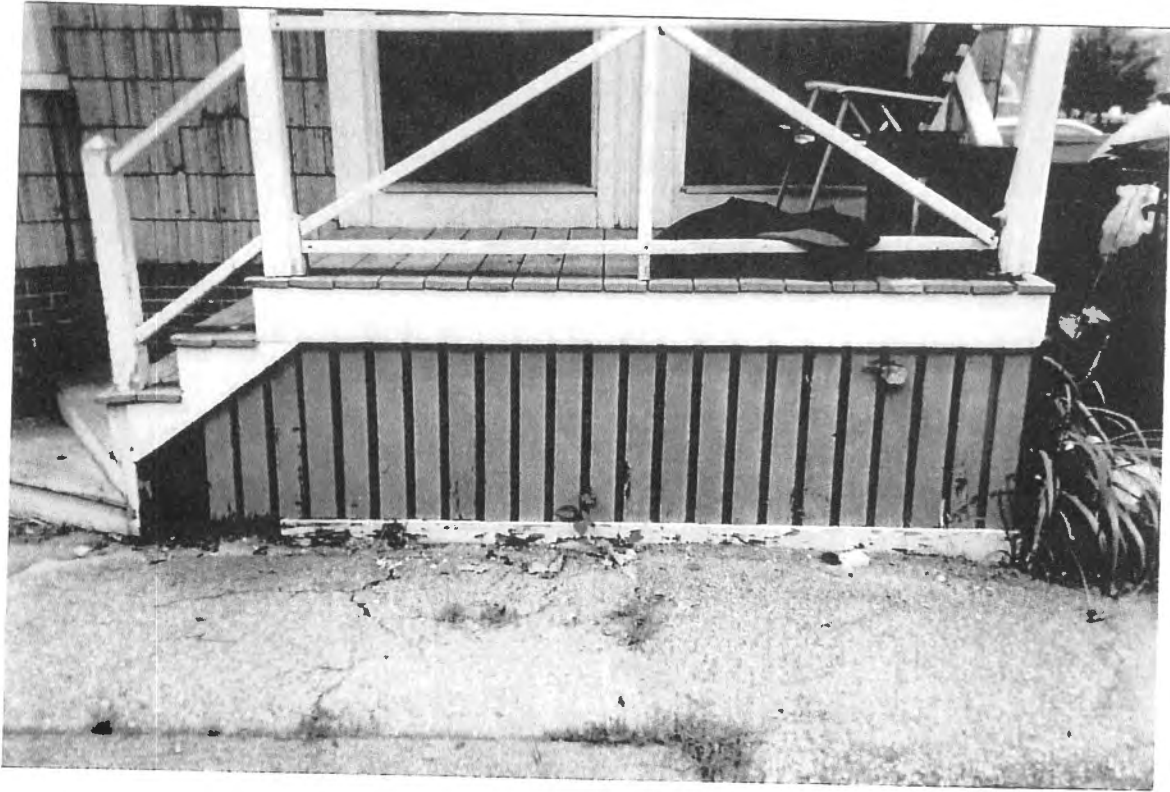


Subject Property - Front Deck



Subject property front deck





Subject property - Front Deck

