

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SILVERBACK LLC

Located At 10 DEANE ST

Job ID: 2012-04-3762-ALTR

CBL: 066A-C-004-001

has permission to Rebuild/ Replace Two (2) Porches: Front 8' x 16', and Rear 7' x 6' (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

 05/02/2012
Code Enforcement Officer / Plan Reviewer

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.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3762-ALTR

Located At: 10 DEANE ST

CBL: 066A- C-004-001

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. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
4. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
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. Note: Carbon monoxide and smoke alarms were installed under pervious permit.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3762-ALTR	Date Applied: 4/12/2012	CBL: 066A- C-004-001	
Location of Construction: 10 DEANE ST	Owner Name: SILVERBACK LLC (Josh)	Owner Address: 7 EDGEFIELD RD GORHAM, ME 04038	Phone: 207-831-6744
Business Name:	Contractor Name: Dave Cole	Contractor Address: 46 Arbutus Ave., South Portland ME 04106	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Two family	Proposed Use: Same – two family – replace front porch (7' x 16') & side entry deck (7' x 6.5') - both in same footprints	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 MUBEC Signature: 
Proposed Project Description: Replace 2 Porches front 7' x 16' & side 7' x 6'		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		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>Or w/ conditions</i> <i>4/17/12 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 <input checked="" type="checkbox"/> Not in Dist 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>ABU</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

BUILDING A DECK???

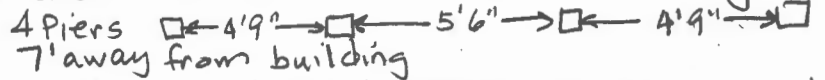
INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- Diameter of concrete filled tube or pre cast concrete pier size *Pyramid Frost post 6" top, 9" Bottom*
- depth below grade (minimum 4'-0" below grade) *4' Hole*
- anchorage of column to footing *6x6 post base bracket*
- spacing and location of tubes/piers *under each column on front double rim joist*



3. Framing Members

- Columns – wood size and location (members supporting framing of floor system) *8" solid wood directly above 6x6 leg posts*
- Ledger size attached to building *2x10 P.T.*
- Fastener size and spacing attaching ledger *6" Lags every 2 feet, top & bottom*
- Girder Size and spans carrying floor system *2x10 P.T. Double Rim 7'3" x 15'8"*
- Joist size, span, and spacing *2x8 P.T. 7 foot span, 16" on center*
- Joist hangers or ledger *2x8 Joist hangers*

4. Guardrails & Handrail Details

- Guardrail height *42"*
- Baluster spacing *4"*
- Handrail height *42"*

5. Stair Details

- Tread depth (measured nosing to nosing) *11"*
- Riser height *7"*
- Nosing on tread *none*
- Width of stairs *5'6"*

Quote #	300
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Date	3/24/12
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Customer
Josh Doucette
10-12 Deane Street, Portland, ME

Description	Amount
Removal of existing front porch and rebuild new to match:	
Removal of existing porch, steps and roof from front of building, install four frost posts in the ground, and rebuild front porch.	
* 4' frost posts buried in ground beneath 4 columns	
*Deck to be framed with 2 x 10 pressure treated rim joist and ledger	
*2 x 8 pressure treated joists to be hung with joist hangers	
*8" solid wood columns	
* Deck boards, railings, spindles, and steps to be pressure treated lumber	
*all trim will be pre primed 1 x ? Wood	
* 2 x 8 KD spruce rafters	
* 2 x 6 KD spruce ceiling joists	
* architectural shingles	
*ice and water shield entire roof before shingles	
* aluminum gutters and downspouts (downspouts on corners)	
Materials:	\$3,900.00
Waste Removal: Dumpster (estimated figure)	\$400.00
Labor: Approximately 7 days with 2 men (\$30.00/hr. each = \$60/hr.)	\$3,780.00
* demo of old porch, removal of debris, ground work, framing, trimming, roofing, gutters, siding work as necessary.	
* Does not include painting. ***PT lumber must dry out for a season before painting	
THE ABOVE IS ONLY AN ESTIMATE, AND COST COULD CHANGE BASED ON UNFORSEEN OBSTACLES AND ISSUES THAT ARISE UPON EXPLORATORY PHASE OF PROJECT. IE.: CONDITION OF SILL BEHIND EXISTING DECK LEDGER BOARD, GROUND CONDITION UPON DIGGING, TYING IN SIDING, ETC	
PROJECT WOULD REQUIRE 50% DOWN TO START, OTHER 50% UPON COMPLETION TO CUSTOMER SATISFACTION	
Total	\$8,080.00

D.L. COLE Signature

Customer Signature

THE ABOVE IS ONLY AN ESTIMATE. UNFORSEEN CIRCUMSTANCES AND VARIABLES COULD EFFECT FINAL COST

Quote #	301
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Date	3/24/12
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Customer
Josh Doucette
10-12 Deane Street, Portland, ME

Description	Amount
Removal of existing side deck and rebuild new:	
Removal of existing deck and steps from side of building, install a frost post at corner in the ground, and rebuild deck and steps.	
* 4' frost post buried in ground at outside corner of deck	
*Deck to be framed with 2 x 10 pressure treated rim joist and ledger	
*2 x 8 pressure treated joists to be hung with joist hangers	
* Deck boards, railings, spindles, and steps to be pressure treated lumber	
*all trim will be pre primed 1 x ? Wood	
Materials:	\$700.00
Waste Removal:	\$40.00
Labor: * Does not include painting. ***PT lumber must dry out for a season before painting	\$850.00
THE ABOVE IS ONLY AN ESTIMATE, AND COST COULD CHANGE BASED ON UNFORSEEN OBSTACLES AND ISSUES THAT ARISE UPON EXPLORATORY PHASE OF PROJECT. IE.: CONDITION OF SILL BEHIND EXISTING DECK LEDGER BOARD, GROUND CONDITION UPON DIGGING, ETC	
<small>PROJECT WOULD REQUIRE 50% DOWN TO START, OTHER 50% UPON COMPLETION TO CUSTOMER SATISFACTION</small>	
Total	\$1,590.00

D.L. COLE Signature

Customer Signature

**THE ABOVE IS ONLY AN ESTIMATE. UNFORSEEN CIRCUMSTANCES AND VARIABLES
COULD EFFECT FINAL COST**

RT



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>10/12 Deane St Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>Silverbank</u>	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>066 A C 004</u>	Applicant: (must be owner, lessee or buyer) Name <u>Jos Silverbank LLC</u> Address <u>7 Edgfield Rd</u> City, State & Zip <u>Portland, ME 04038</u>	Telephone: <u>(207) 831-6744</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$ 10,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>Rental</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Rentals</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace current porches - 2 Porches 8x16 Front & Side Porch 7x6</u>		
Contractor's name: <u>Dave Cole</u> Email: _____		
Address: <u>46 Arbutus Ave.</u>		
City, State & Zip <u>South Portland, ME 04106</u> Telephone: _____		
Who should we contact when the permit is ready: <u>Josh Dumett</u> Telephone: <u>(207) 831-6744</u>		
Mailing address: <u>7 Edgfield Rd. Portland Maine 04038</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.

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.

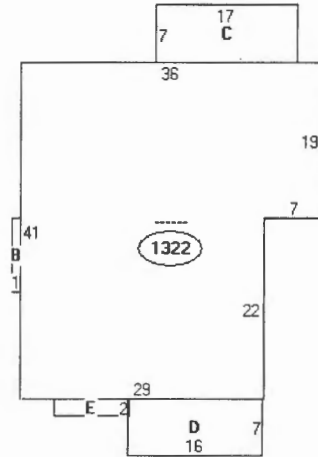
Signature: [Signature]

Date: 4/10/12

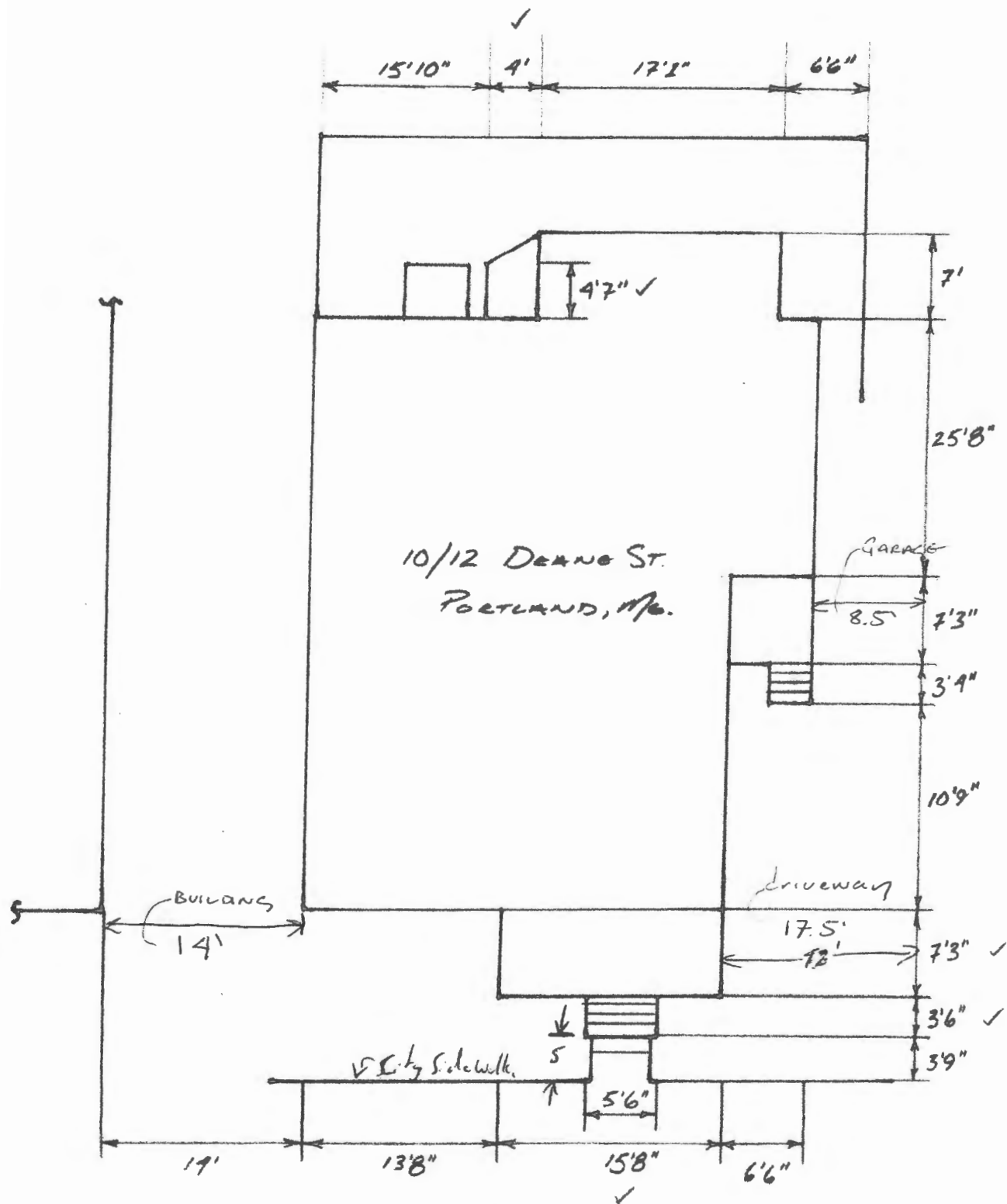
This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED
APR 12 2012
City of Building Inspections
City of Portland Maine





Descriptor/Area
A: -----
1322 sqft
B: 2FBAY
9 sqft
C: 1Fr
119 sqft
D: OFF
112 sqft
E: 2FBAY/B
18 sqft



TAX RECEIPT
City of Portland, Maine
P O Box 544
Portland ME 041120544
207-874-8856

Paid by: SILVERBACK LLC
7 EDGEFIELD RD
GORHAM ME 04038

Receipt#: 54884 / 1022968
Batch: CAGEA 4/12/2012 00
Date paid: 3/27/2012

Account ID: 19511 Description: 066A C004
10 DEANE ST PERSONAL PROPERTY TAX
Owner: SILVERBACK LLC

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2012 2 PP	750	18.28000	6.86	.02		6.88

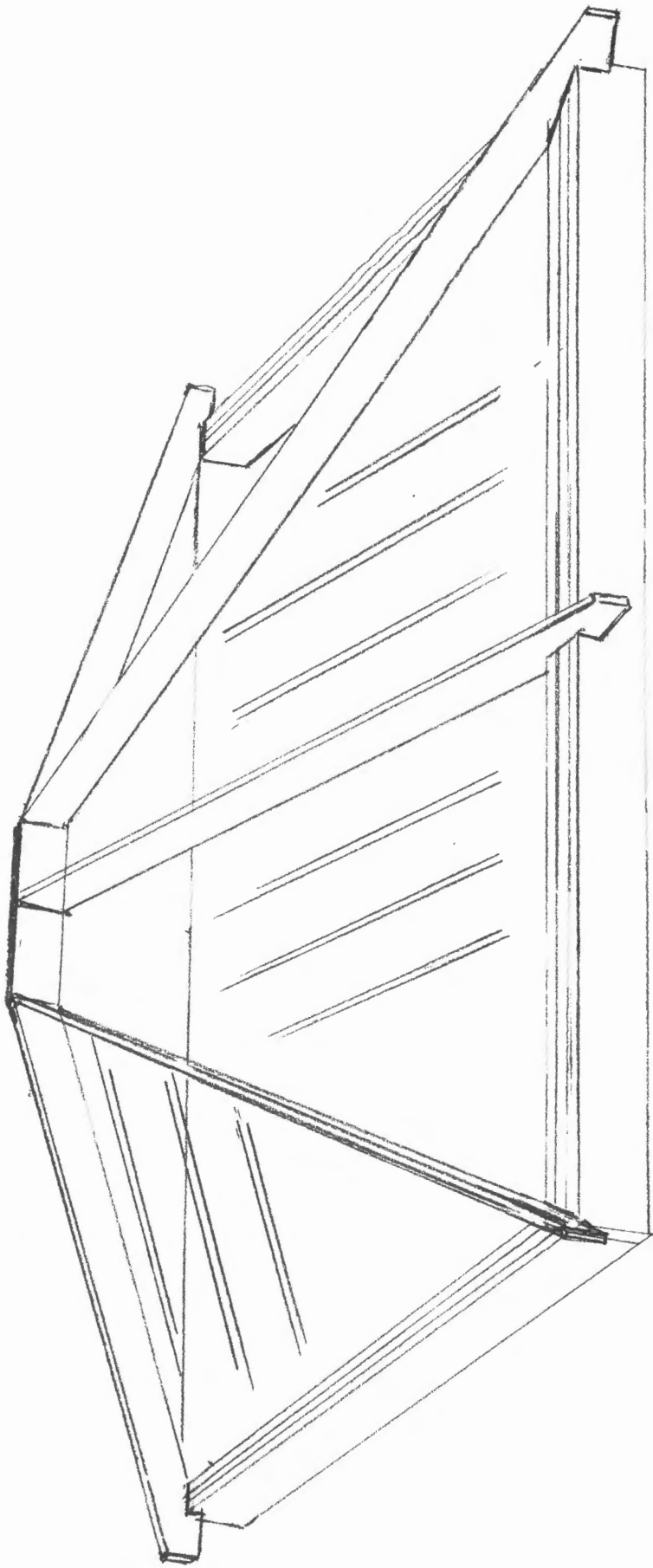
Printed: 4/12/12 12:39:20

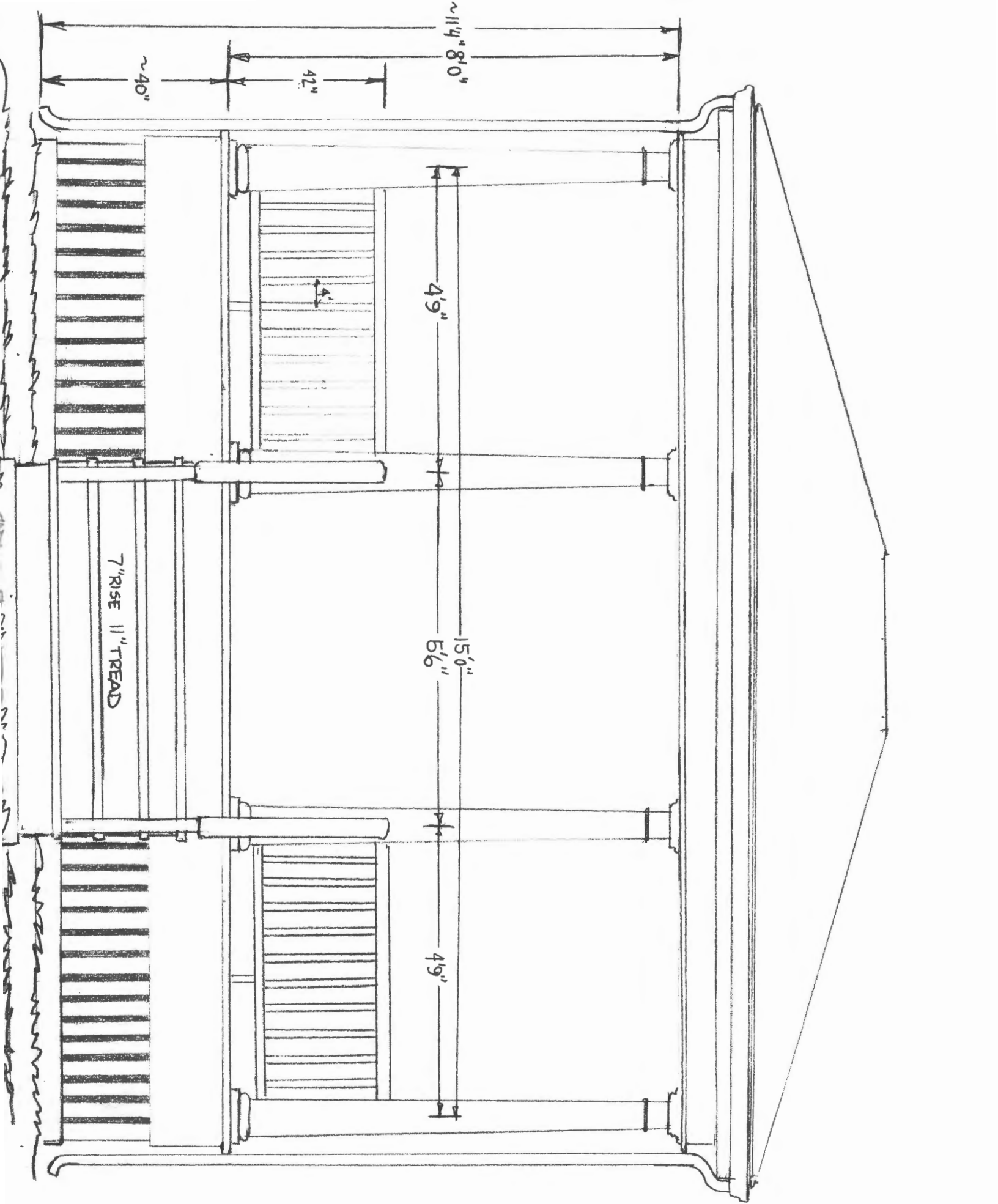
Receipt total: 6.88

Tender: CHECK 1009 6.88

Thank you for your tax payment; City of Portland, Maine Treasury Staff

- 2 x 8 Header
- 2 x 8 Rafters & Ledger (Rafters 16" O.C.)
- 2 x 6 ceiling joists 16" O.C.





- SOLID 8" COLUMNS (4)
- 2x8 KD SPRUCE RAFTERS (JOIST HANGERS/16" O.C.)
- 5/8" PLYWOOD SHEATHED
- 2x6 CEILING JOISTS 16" O.C. FOR BEADBOARD CEILING

- 8" SOLID WOOD COLUMNS SITTING ON 6x6 POSTS
- 2x10 PT LEDGER W/ 6" LAGS (3/4") EVERY 2 FEET, TOP & BOTTOM
- 2x8 PT JOISTS, ON JOIST HANGERS SPACED 16" O.C. 7'3" IN LENGTH
- 42" HANDRAIL HT.
- 4" O.C. BALUSTER SPACING
- 5'6" STEP WIDTH
11" TREAD
7" RISER
- 6" PT DECKING

