

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MATTHEW L BARNES

Located At 80 WELCH ST

Job ID: 2011-06-1351-ALTR

CBL: 084 - - A - 008 - 001 - - - -

has permission to Enclose front porch, relocate front steps, add 8' shed dormer and deck over front & side porch 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

[Signature] 7/18/11
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1351-ALTR	Date Applied: 6/9/2011	CBL: 084 - - A - 008 - 001 - - - - -	
Location of Construction: 80 WELCH ST. PEAKS ISLAND	Owner Name: MATTHEW L BARNES	Owner Address: 80 WELCH ST PEAKS ISLAND, ME 04108	Phone: 207-408-7718
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Single family	Proposed Use: Single Family – enclose front porch, relocate front steps, add 8’ shed dormer, add deck over front & side porch roof	Cost of Work: 16000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRL-2009 Signature: JMB
Proposed Project Description: 8’ shed dormer, deck over porch and close in porch		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>using section 14-436(b) 6.1%</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>using section 14-427</i> <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 6/11/11 ABU</i>	<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 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 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	PHON

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. Footing/Setback prior to pouring concrete
 2. Close In, Framing, Plumbing, Electric prior to insulation or drywall
 3. Final at completion of work

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 OCCUOPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1351-ALTR

Located At: 80 WELCH

CBL: 084 - - A - 008 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted June 16, 2011. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Since the structure is legally nonconforming to setbacks section 14-436(b) is being used to add the dormer. 80% of the first floor footprint is 815.4 sf. The dormer is adding 56 sf of floor area which uses 6.8% of the allowable 80% increase.
4. Since the porch is legally nonconforming to setbacks, it can be enclosed if more than 50% of it is glass. The proposed enclosure is 54% glass.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including framing changes, insulation, stair details, sono tube locations
3. Those renovating single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
6. All windows installed over 72" above grade that are less than 24" off the floor shall be equipped with fall protection devices.
7. Fasteners to be installed per Table 602.3(1) of the IRC 2009

IR-2

6/9/11 66

#2011 06 1351



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>80 Welch St, Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>084 A 008</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Matthew Barnes</u> Address <u>80 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u>	Telephone: <u>207 408-7718</u>
Lessee/DBA (If Applicable) RECEIVED <u>OK</u> JUN - 9 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>16,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>180.00</u>
Current legal use (i.e. single family) <u>Single Fam.</u> Number of Residential Units <u>1</u> <u>one</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Closing in of Porch and addition of ^{TOP} DORMER and DECK</u>		
Contractor's name: <u>Matthew Barnes</u> Address: <u>80 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u> Telephone: <u>207 408-7718</u> Who should we contact when the permit is ready: <u>Same</u> Telephone: _____ Mailing address: _____		

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: [Signature] Date: 6/8/11

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

- not meet side or rear setbacks.

Using section 14-436(b) = First Floor Footprint $34.17 \times 29.83 = 1,019.29 \text{ sq ft}$
 $80\% = 815.432 \text{ sq ft}$

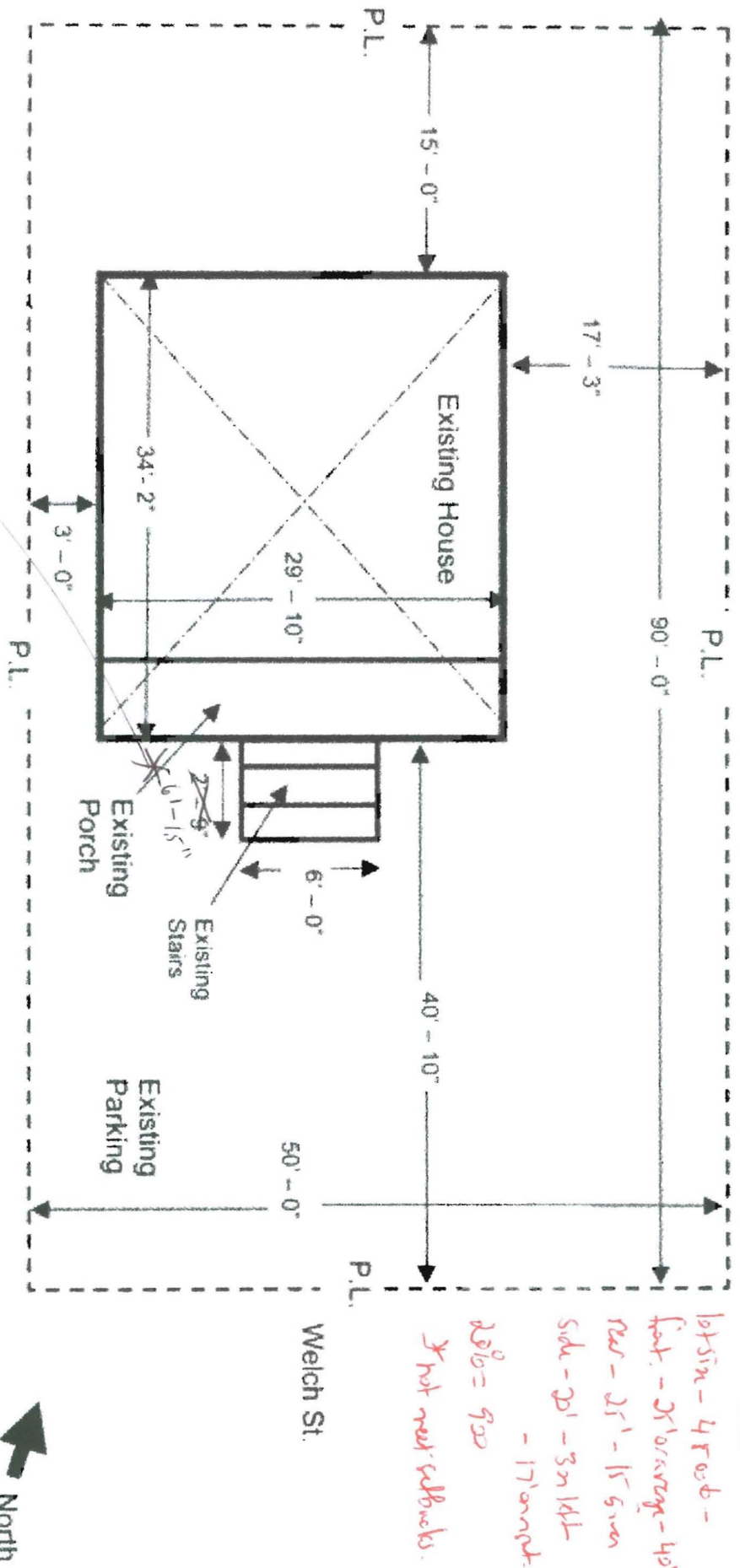
Area ~~of~~ 81 ~~acres~~ 5.1 ac 6.9% used.

Lot setbacks for 80 used

With 3 acres
 80 used ST
 Peales Island, ME
 04108

IR-2

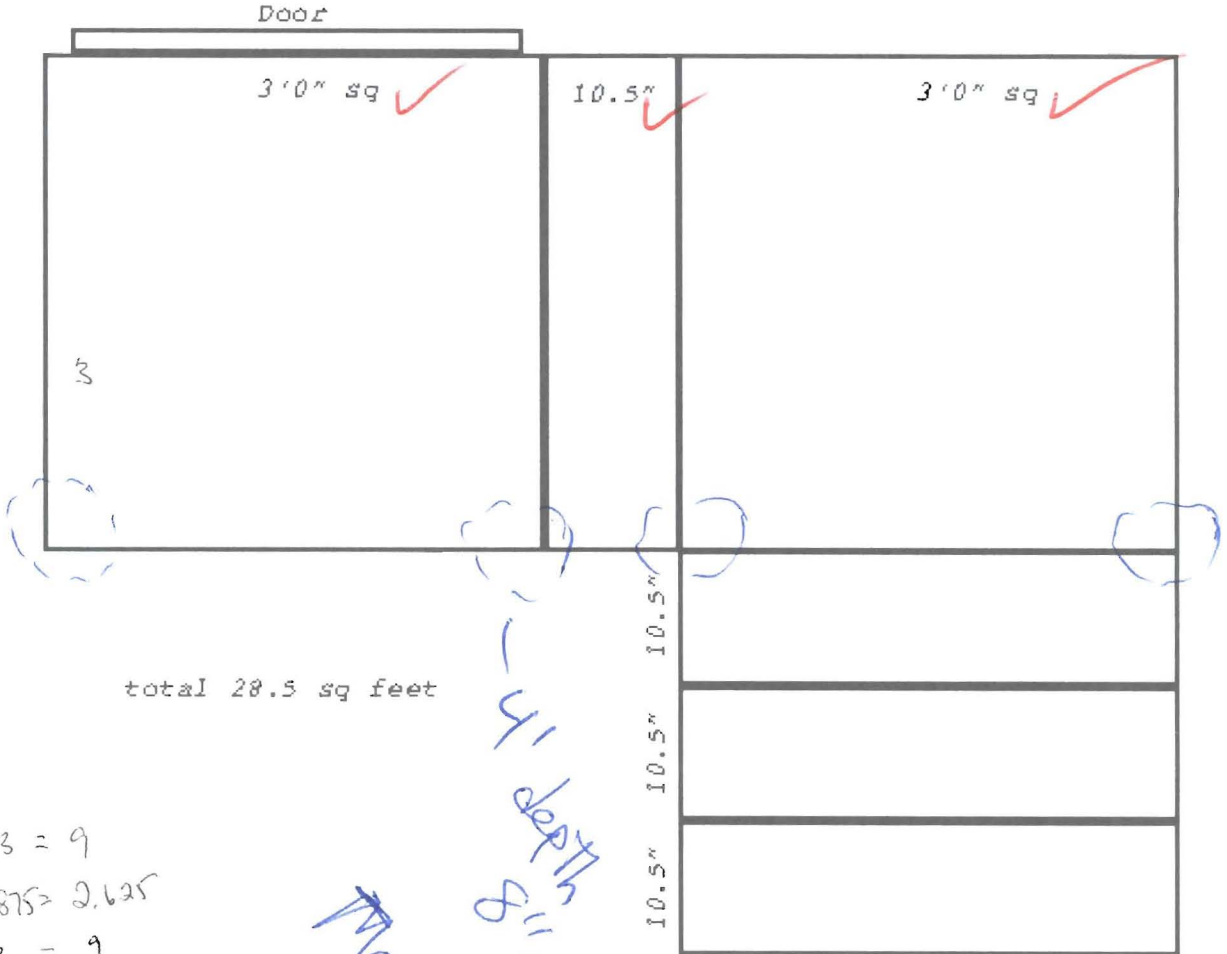
lot size - 4 Feet -
 front - 25' or average - 40' or 60'
 rear - 25' - 15' 5 in
 side - 20' - 32' 144
 - 17' on one side
 $20' = 900$
 Not meet setbacks.



Old front stairs removed
 New stairs - at left corner of porch - see front site detail submitted
 6/16/11

existing stairs $6' \times 73.5'' = 36.75 \text{ sq ft}$

front step detail, regular



total 28.5 sq feet

$$\begin{aligned}
 3 \times 3 &= 9 \\
 3 \times 8.75 &= 2.625 \\
 3 \times 3 &= 9 \\
 3 \times 2.625 &= 7.875 \\
 \hline
 &28.5 \phi
 \end{aligned}$$

4" depth
 8" sona tube
 Max 7 3/4" Rise
 36" Guard < 4" space
 34"-38" graspable handrail -
 w/ return

RECEIVED

JUN 16 2011

Dept. of Building Inspections
City of Portland Maine

From: Oldbrass <oldbrass@gmail.com>
To: "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>
Date: 6/16/2011 5:07 PM
Subject: 80 Welch st.

Hi Ann! I just measured the porch height and it came in at 80.5 inches. Let me know if you need anything else and thanks again for all your help. I really appreciate it.

Best regards,
Matt Barnes

RECEIVED

JUN 17 2011

Dept. of Building Inspections
City of Portland Maine

Section 14-427

(OK)

- major portion of enclosed porch must be glass

front is $29'10" = 358" \times 80.5" = 28,819$

side is $6' = (2) 72" \times 80.5" = 11,592$

$\frac{40,411 \phi}{280.63 \phi} = 50\% = 140.32 \phi$

Windows - west elevation - $(24" \times 24") (2) = 8 \phi$

front elevation - $(28" \times 64") (5) = 62.22 \phi (8960 \phi)$

" - $(31" \times 58") (3) = 37.46 \phi (5394)$

east elevation - $(28" \times 64") (2) = 24.89 \phi (3584)$

door $(36" \times 80) = \frac{20}{152.57 \phi} (2880)$
(51 air)

$\frac{152.57}{280.63} = 54\%$

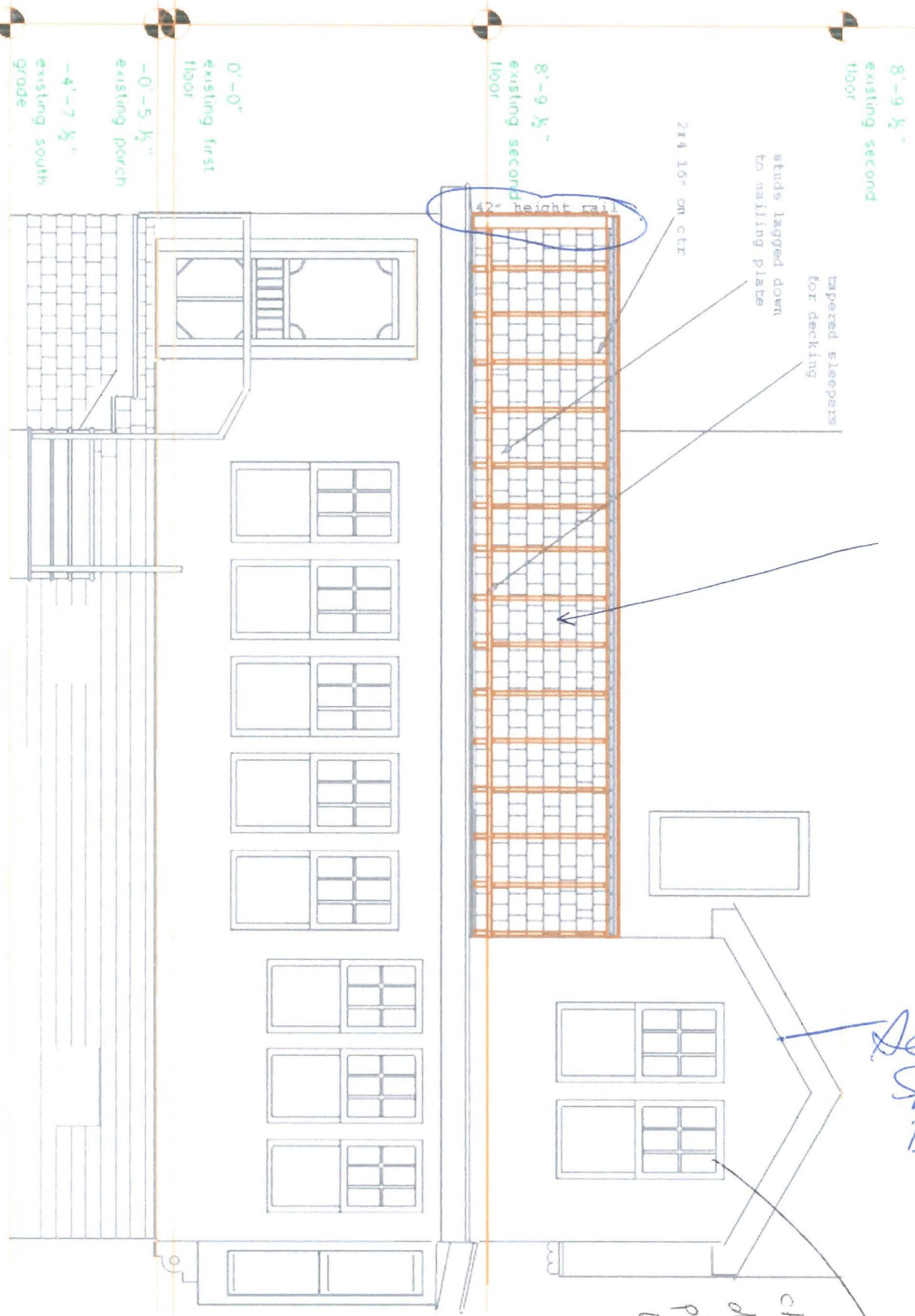


New
dormer

area
enclosed

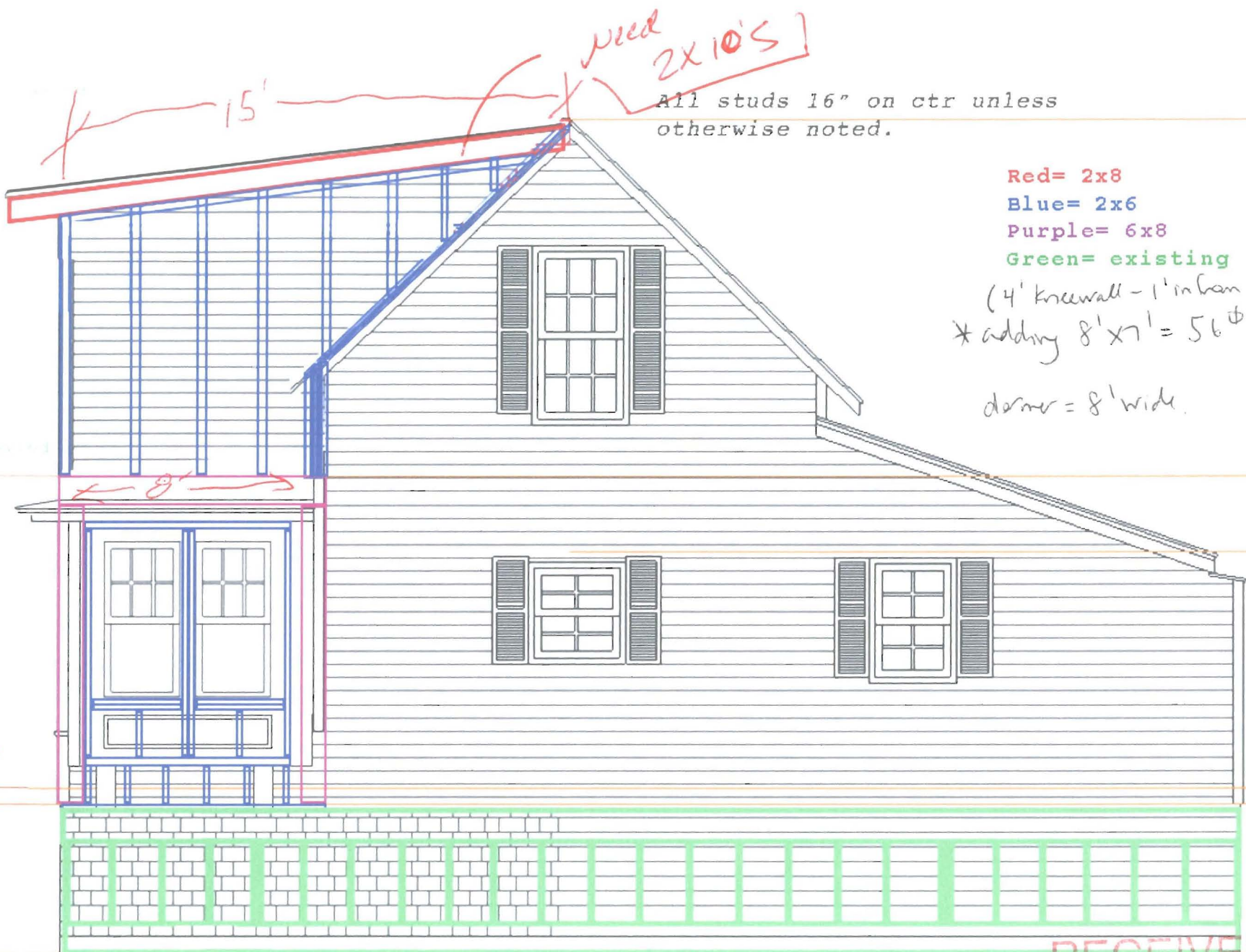
Upper Deck Detail

Deck Rail is solid wall.



dormer has been changed to asked dormer - see plans submitted 6/15/11

Matthew Barnes
80 Welch Street
Peaks Island, ME 04108



All studs 16" on ctr unless otherwise noted.

Red= 2x8
 Blue= 2x6
 Purple= 6x8
 Green= existing

(4' kneewall - 1' in from front)
 * adding 8' x 7' = 56^{sq} floor area

dormer = 8' wide.

0'-0" existing first floor

RECEIVED

Proposed
 Existing East Elevation
 1/4" = 1'-0"

JUN 16 2011

Dept. of Building Inspections
 City of Portland Maine

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JUN 16 2011

Dept. of Building Inspections
City of Portland Maine

Red= 2x8
Blue= 2x6
Purple= 6x8
Green= existing

2x10 per
MATH B.
2x8 rafters
16" on ct.

slope= 6.58 degrees
run = 15'3"
rise = 12"

8'-9 1/2"
existing second
floor

joists attached to the
house framing by
lagged 2x8 plate

slope= 6.58 degrees
run = 8'8"
rise = 12"

window sizes:
24x24x2=8
28x64x7=87.1
31x58x3=37.5
18x64x2=16

current porch opening= 176.8 sq feet
Window sq footage after install= 148.6

8'-9 1/2"
existing second
floor

2x8 joists
16" on ct.

6x8 sill plate

36" x 80"

2x6 studs
16" on ct.

0'-0"
existing first
floor

-0'-5 1/2"
existing porch

-4'-7 1/2"
existing south
grade

Slope = 19 deg.
run = 3'8"
rise = 10"

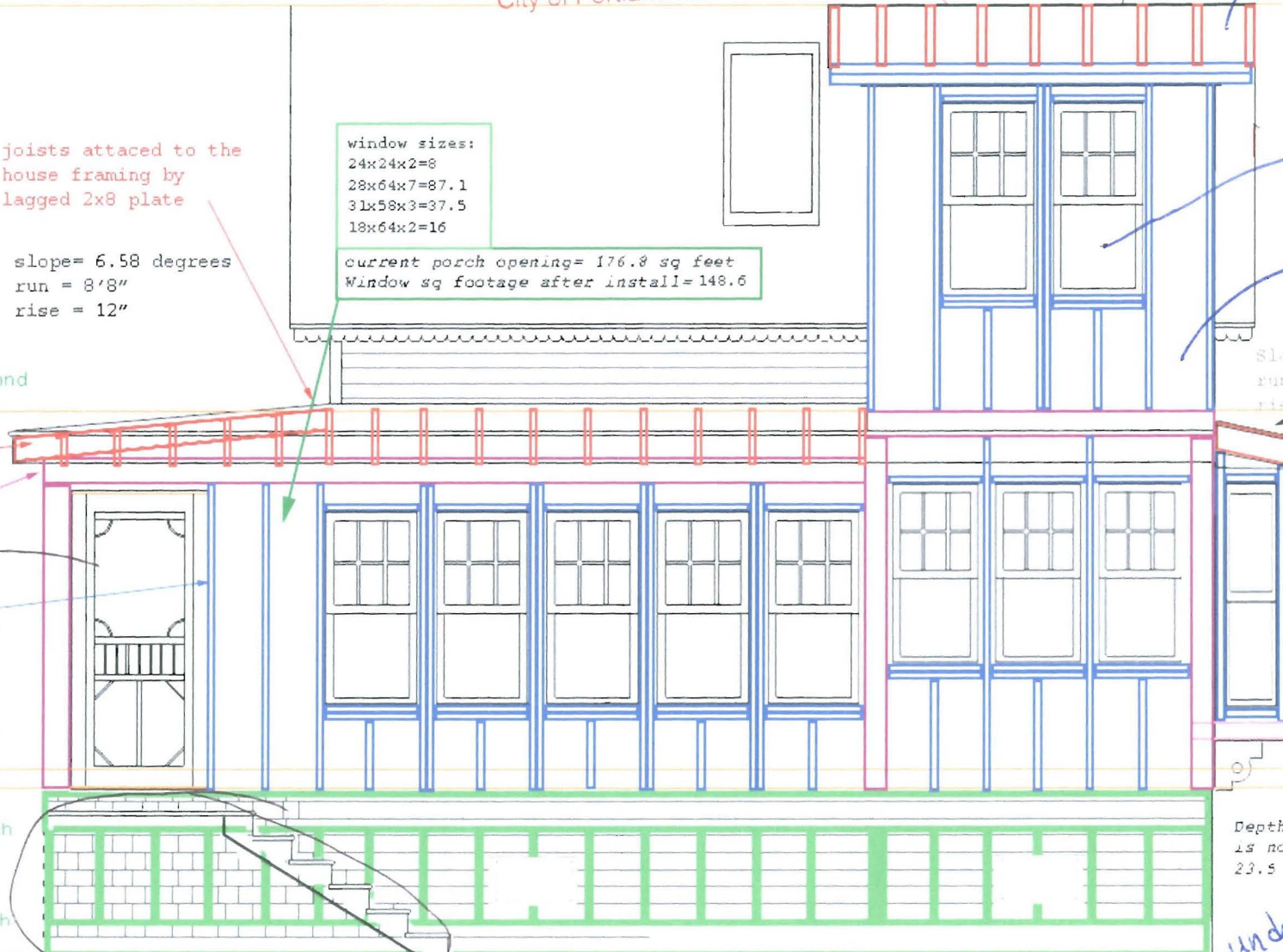
width 25'10"

Depth of bumpout
is no greater than
23.5 inches

under permit #
Full Frost wall
Foundation under
porch

* see front elevation
proposed front elevation
* see front step detail submitted 6/16/11

R-49
uFactor
.35
R-21



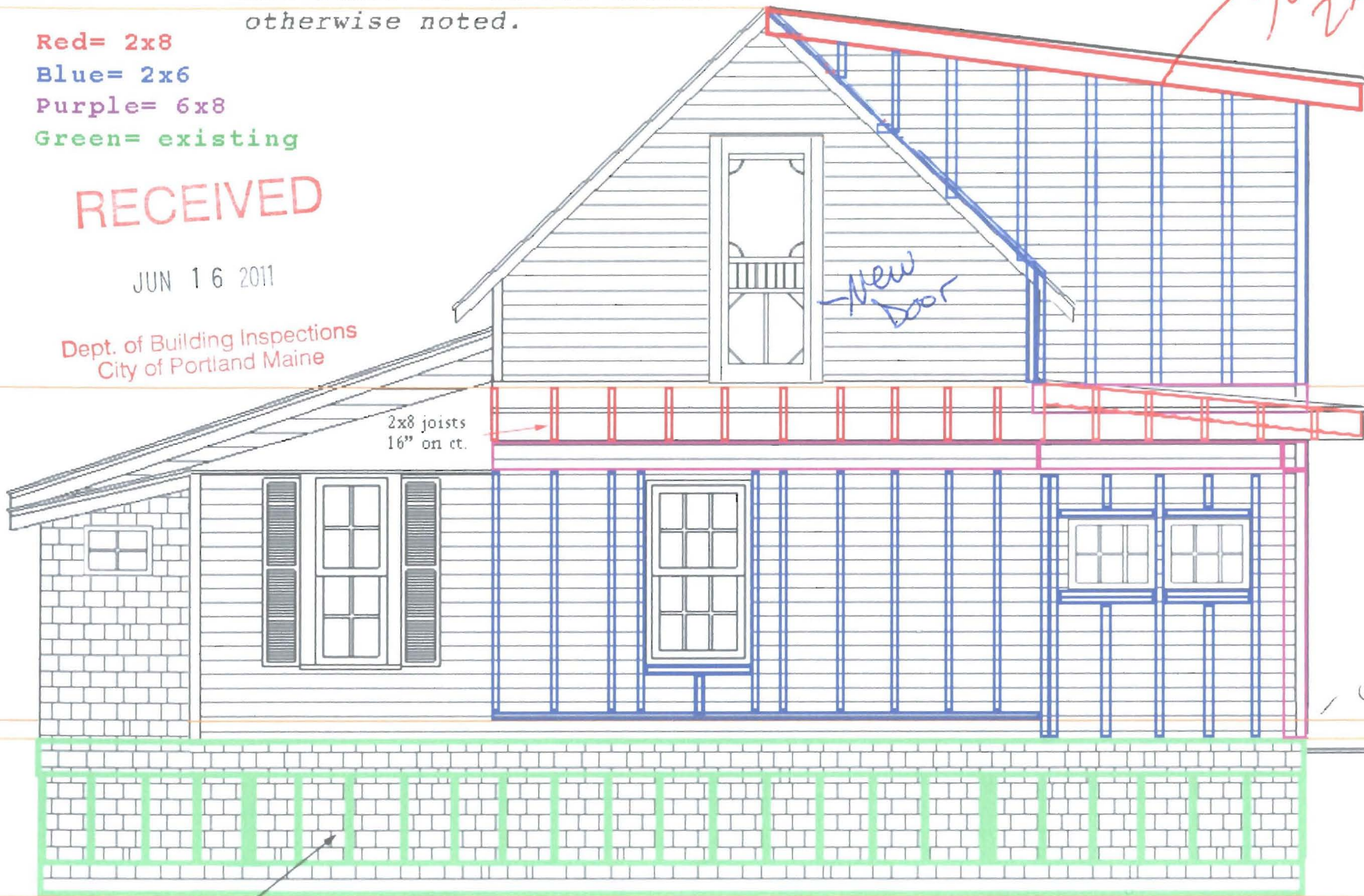
All studs 16" on ctr unless otherwise noted.

Red= 2x8
Blue= 2x6
Purple= 6x8
Green= existing

RECEIVED

JUN 16 2011

Dept. of Building Inspections
City of Portland Maine



Need 2x10's for 15'-1 Max span

2x8 joists 16" on ct.

width 6'

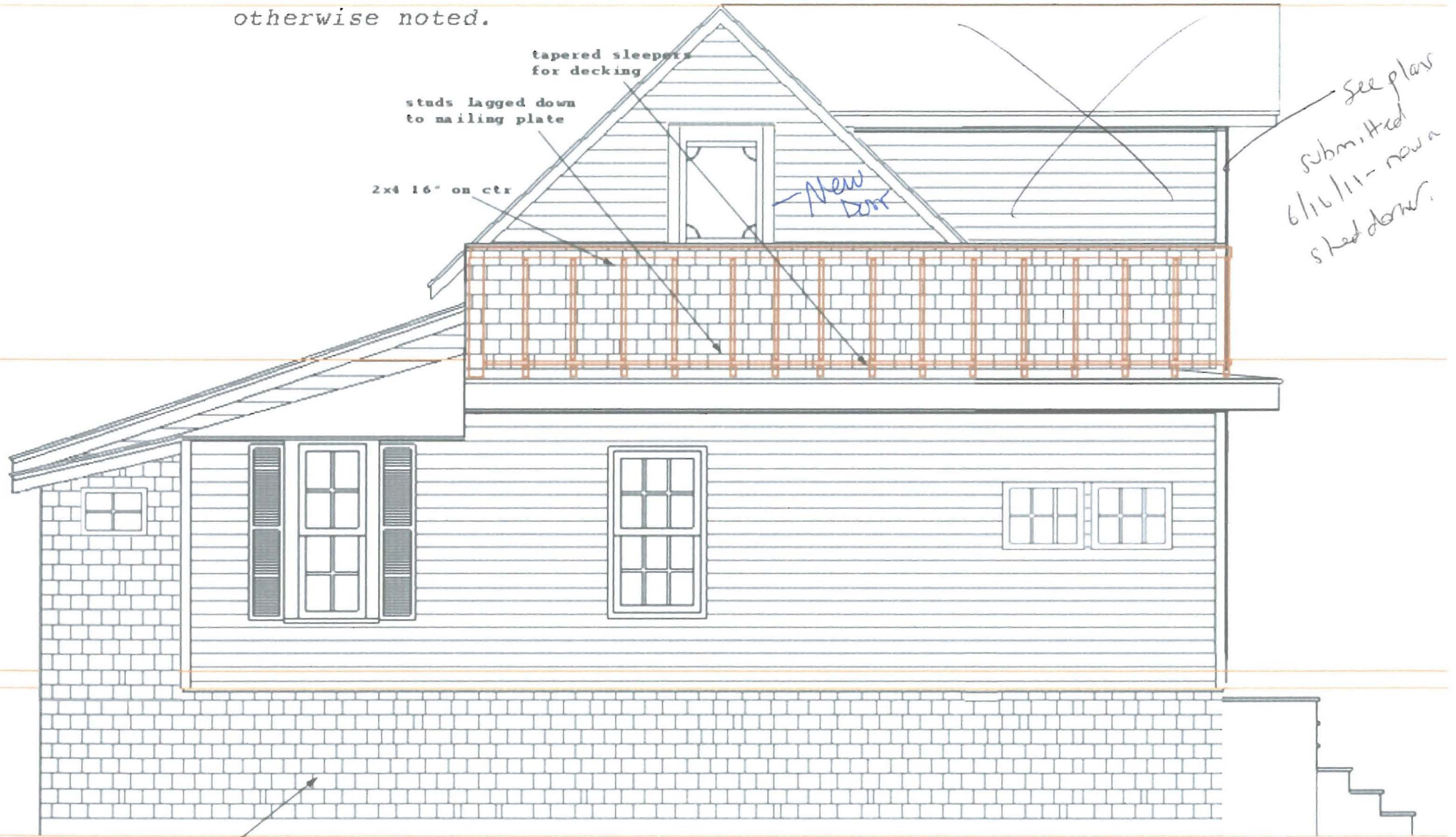
Cement foundation, 2x8 studs on an 8x8 house sill plate.



Proposed West
~~Existing East~~ Elevation
1/4" = 1'-0"

Matthew Barnes
80 Welch Street
Peaks Island, ME 04108

All studs 16" on ctr unless
otherwise noted.



Cement foundation, 2x8 studs
on an 8x8 house sill plate.



Existing East Elevation
1/4" = 1'-0"

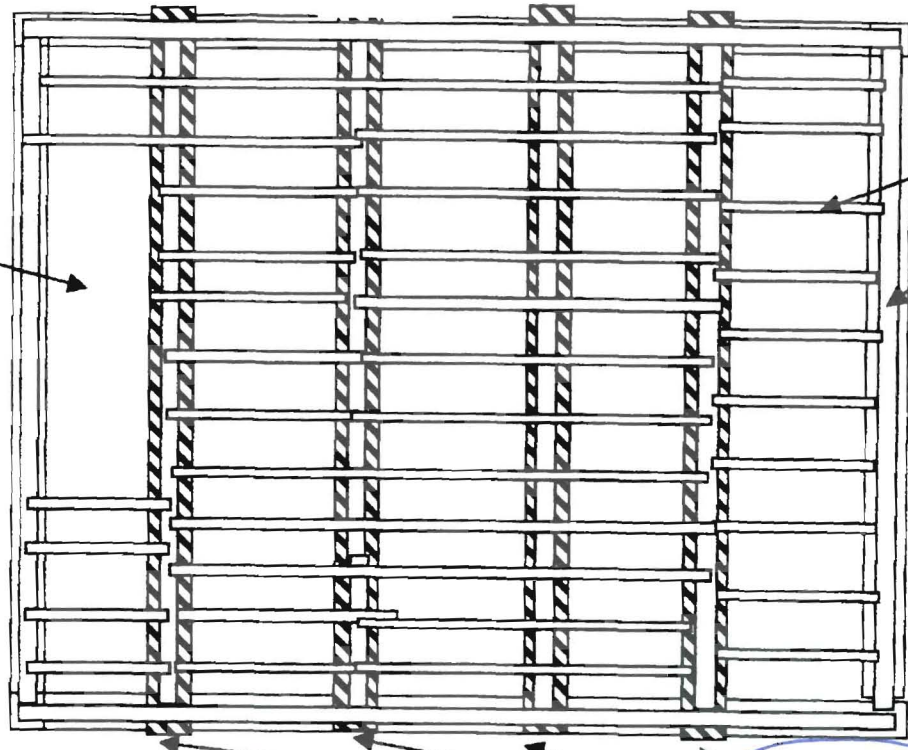
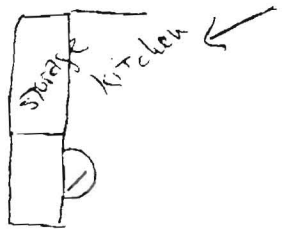
left side

Stairs will be enclosed storage room - no walls or framing will be done - using existing door.

34' - 2"

29' - 10"

Stair



Existing House
2 x 6 joists on
6 x 6 beams

New Foundation

*From permit #
06-1290*

New Steel I - beams
Under 6 x 6

North

Parcel ID: 084 A008001
 Location: 80 Welch St.
 Peaks Island
 Land Use: Single Family
 Zoning: IR-2
 Owner: Barnes Mathew L. & Mary Jo Roth JTS
 Legal: 84-A-8
 Book/Page: 21510/080
 Lot Area: 4,500 sq ft

FLOOR FRAMING

NEW BASEMENT

80 Welch St., Peaks Island, ME 04108
 Mary Jo Roth & Mathew L. Barnes: Owners, Designers, Build

Sept. 1, 2006
 Sht. 3 of 5

From: oldbrass <oldbrass@gmail.com>
To: <jmb@portlandmaine.gov>
Date: 7/17/2011 11:15 AM
Subject: 80 welch st
Attachments: 2nd floor.jpg

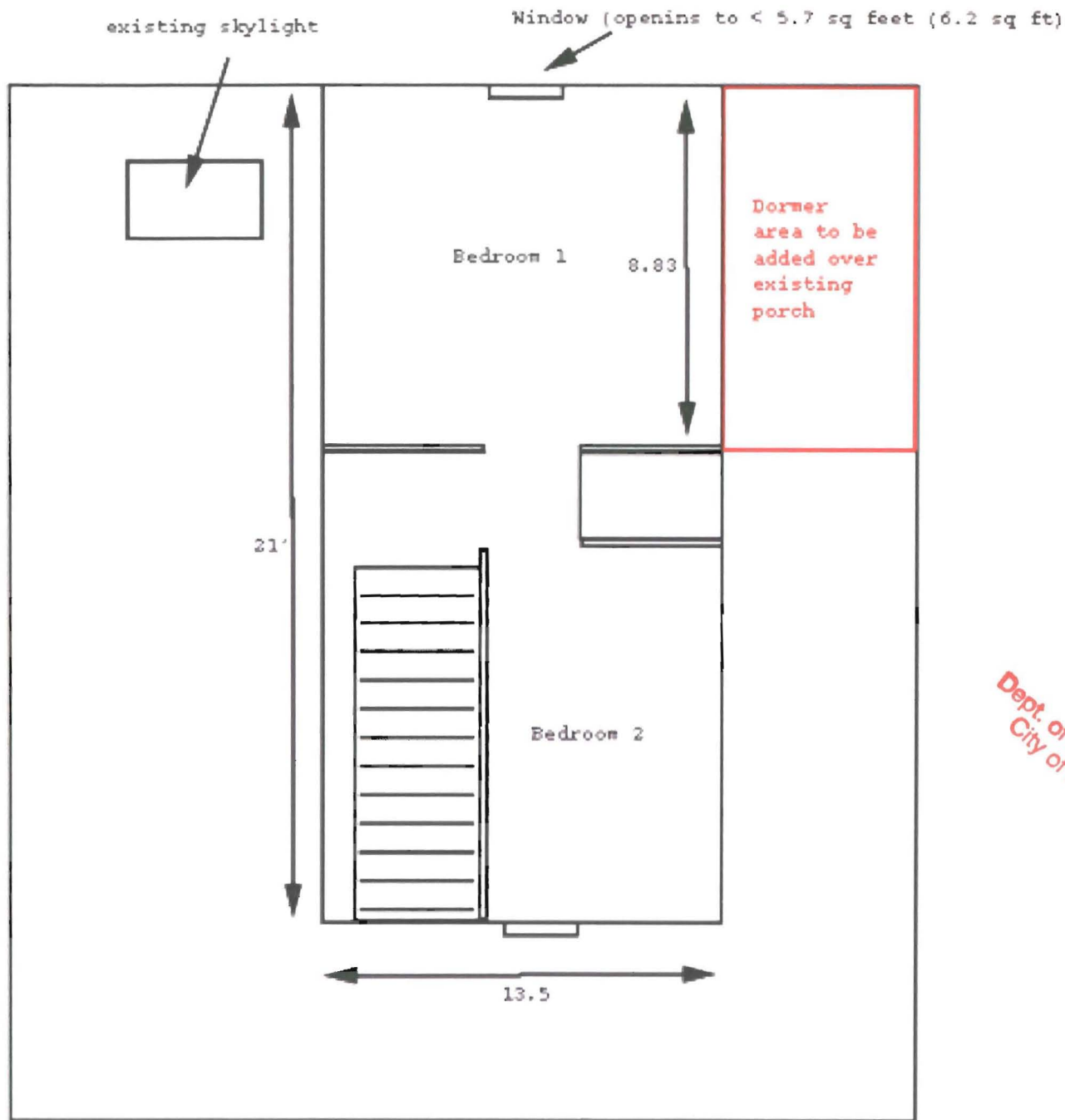
Hi Jeanie,

Here's a outline for the second floor. I'll be away for the next week, but back as of monday if you have any other questions for the permit. Thanks again for all your help. I really appreciate it!

Best regards,

Matthew Barnes

RECEIVED
JUL 18 2011
Dept. of Building Inspections
City of Portland Maine



RECEIVED
JUL 18 2011
Dept. of Building Inspections
City of Portland Maine

80 welch st. Peaks Island Maine
Matthew Barnes



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 9 2011

Received from Matthew P. ...

Location of Work 70 ... St. ...

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 074 A 009

Check #: ... Total Collected \$ 100.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy