

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PORT ISLAND REALTY INC

Located At 56 ISLAND AVE

Job ID: 2011-08-1862-ALTCOMM

CBL: 084 - - Q - 004 - 001 - - - -

has permission to After the fact - Re-build existing porch deck, add 1 sono tube and add new stair along front
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

 9/1/11
Code Enforcement Officer / Plan Reviewer

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



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.

2011 08 1862 in Q I-B

Location/Address of Construction: <u>56 Island Ave^{#3} Peaks Island, Me 04108</u>		
Total Square Footage of Proposed Structure/Area <u>64 sq ft</u>	Square Footage of Lot <u>14,836</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>Q</u> Lot# <u>4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Port Island Realty S/C Kirk Goodhue</u> Address <u>14 Welch St.</u> City, State & Zip <u>Peaks Island, Me 04108</u>	Telephone: <u>766-5966</u> <u>671-3199</u>
Lessee/DBA (If Applicable) RECEIVED AUG - 2 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>2,500.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) <u>Condo-Residential</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>Residential</u> Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Repair existing front porch bringing up to code</u>		
Contractor's name: <u>Travers Tuttle / Tuttle Construction</u> Address: <u>P.O. Box 7341</u> City, State & Zip <u>Peaks Island, Me 04108</u> Telephone: <u>671-3951</u> Who should we contact when the permit is ready: <u>Kirk Goodhue</u> Telephone: <u>671-3199</u> Mailing address: <u>P.O. Box 7341, Portland, Me 04112</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.

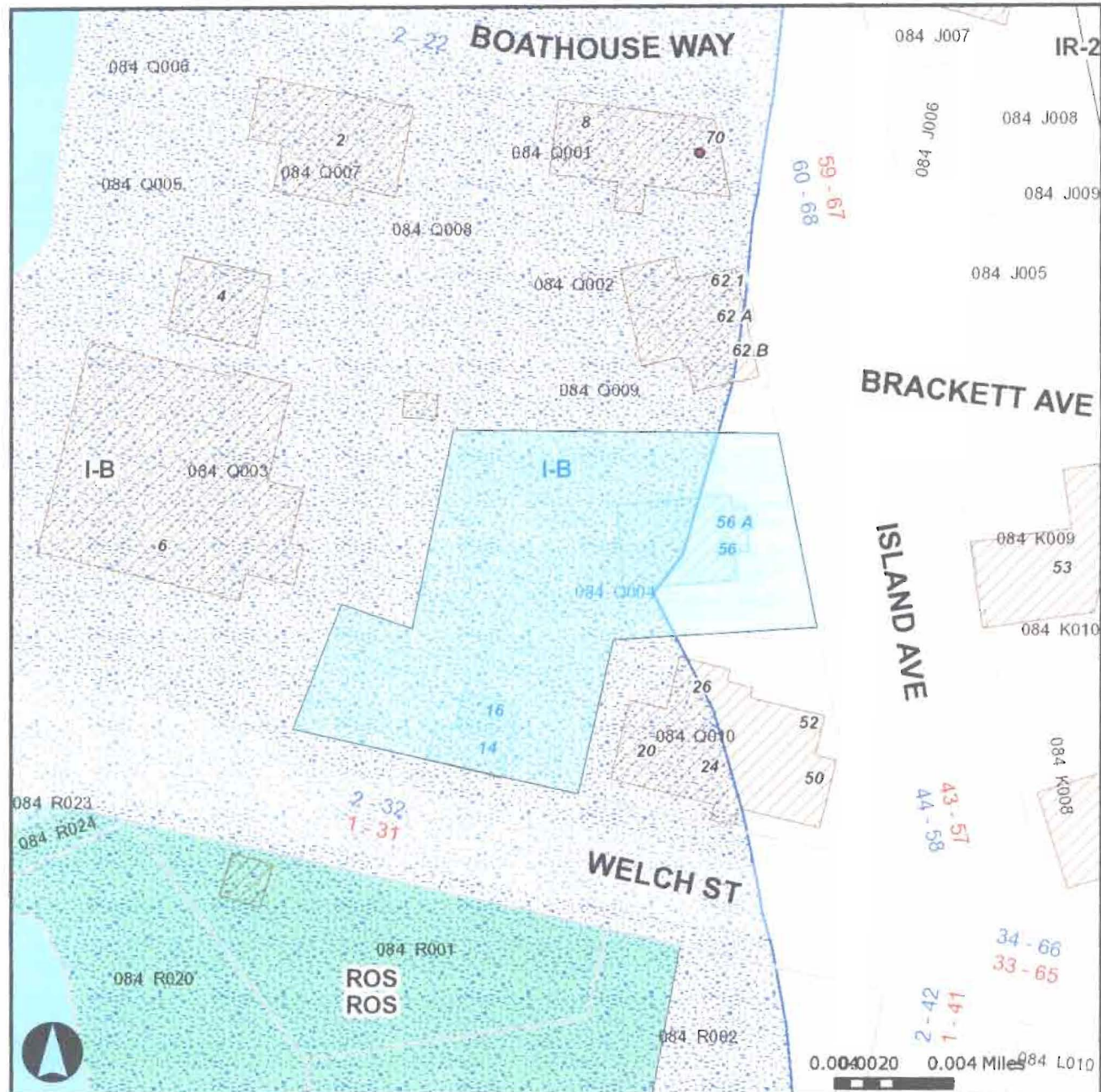
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: L. Kirk Goodhue

Date: 7/26/11

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

Map



Parcels

- Interstate
- Streets

Buildings

- Building
- Out Building

Stream Overlay Zone

- Stream_protection

Island Zoning

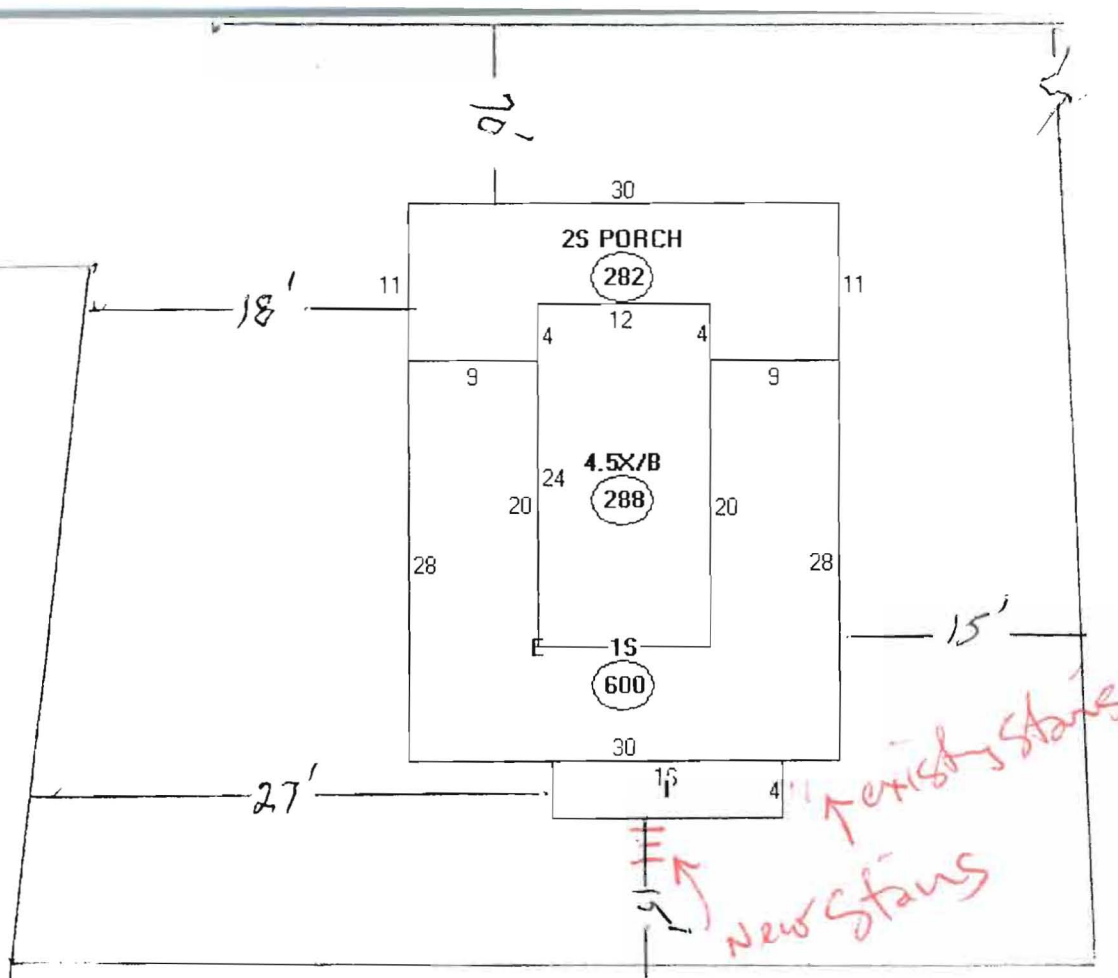
- C43
- I-B
- I-TS
- I-R1
- I-R2

Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31



Island Ave

Setbacks

IB Zone

closest Res. is IR2

Front 20' min on Av.

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
 - a. Diameter of concrete filled tube **2 existing / 1 adding / 10"** ✓
 - b. depth below grade (minimum 4'-0" below grade) **2 existing / 1 adding / 4'** ✓
 - c. anchorage of column to footing **2 existing / 1 adding / Simpson Tie** ✓
 - d. spacing of tubes **2 existing / 1 adding / 8'**

Or

 - e. pre cast concrete pier size
 - f. depth below grade (minimum 4'-0")
 - g. anchorage of column to footing
 - h. spacing of tubes
3. Columns (members supporting framing of floor system)
 - a. wood size and type **4 x 6" PT** ✓
 - b. anchorage of column to footing **4'** ✓
4. Framing Members
 - a. Ledger size attached to building **2 x 6" PT** ✓
 - b. Lag Bolt size and spacing on ledger **3/8" x 6"** ✓
 - c. Location of all flashing **Existing**
 - d. Girder Size and spans carrying floor system **2' OC on Center** - 2-2x6
 - e. Joist size, span, and spacing **2 x 6" Double Rim / 4' span 16 center**
 - f. Joist hangers or ledger **Hangers** ✓
 - g. Decking size **17' x 5' (85 sq ft)** ✓
4'
5. Guardrails & Handrail Details
 - a. Guardrail height **32"** 36"
 - b. Baluster spacing **4"**
 - c. Handrail height **32"** will install
6. Stair Details
 - a. Tread depth (measured nosing to nosing) **11.1/2" Existing**
 - b. Riser height **6. 3/4"**
 - c. Nosing on tread **10. 1/4"**
 - d. Width of stairs **4'**

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. 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 OCCUPIED.





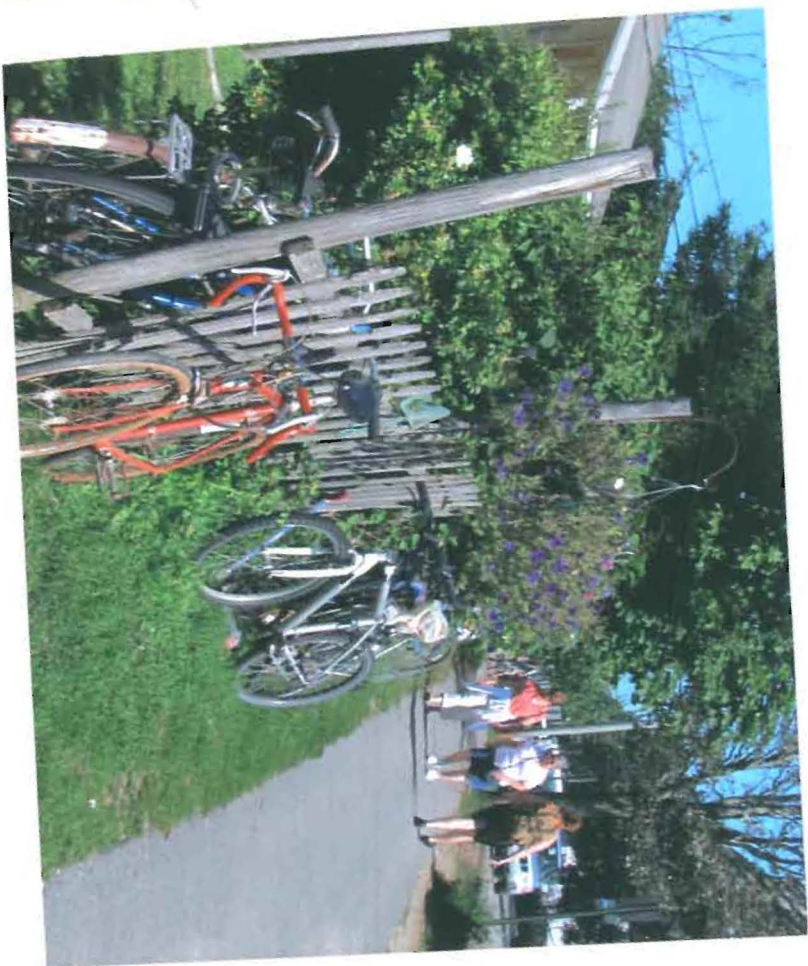




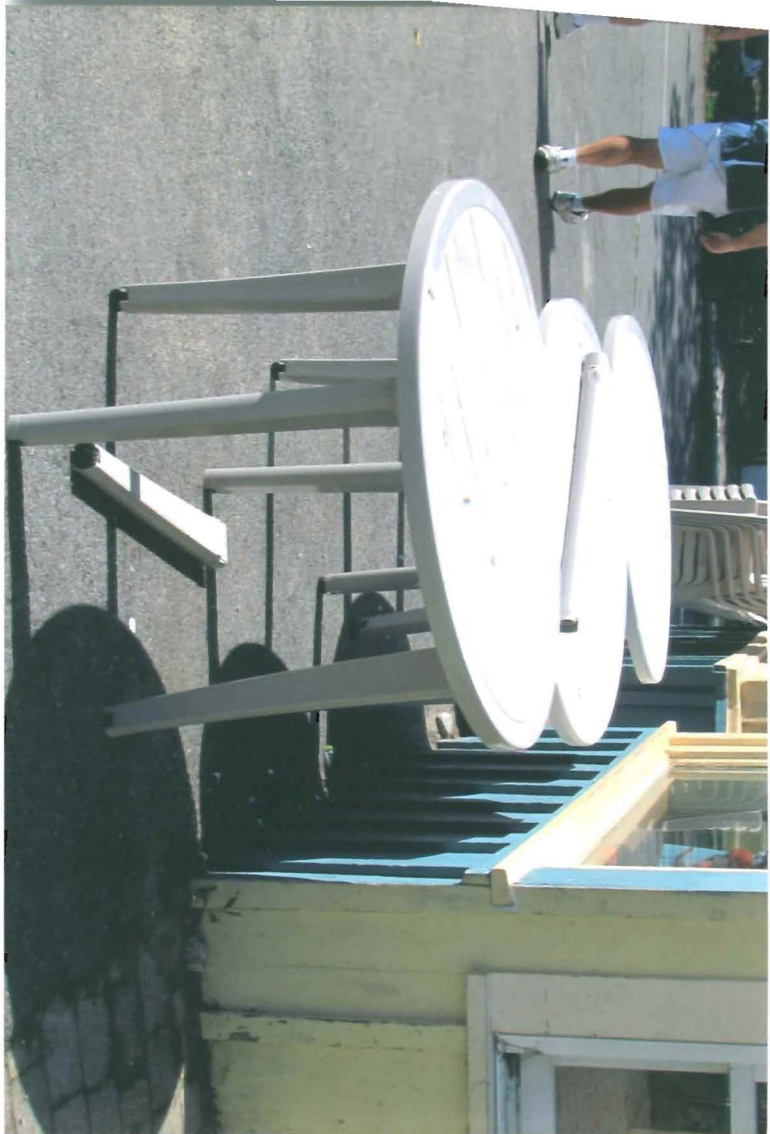






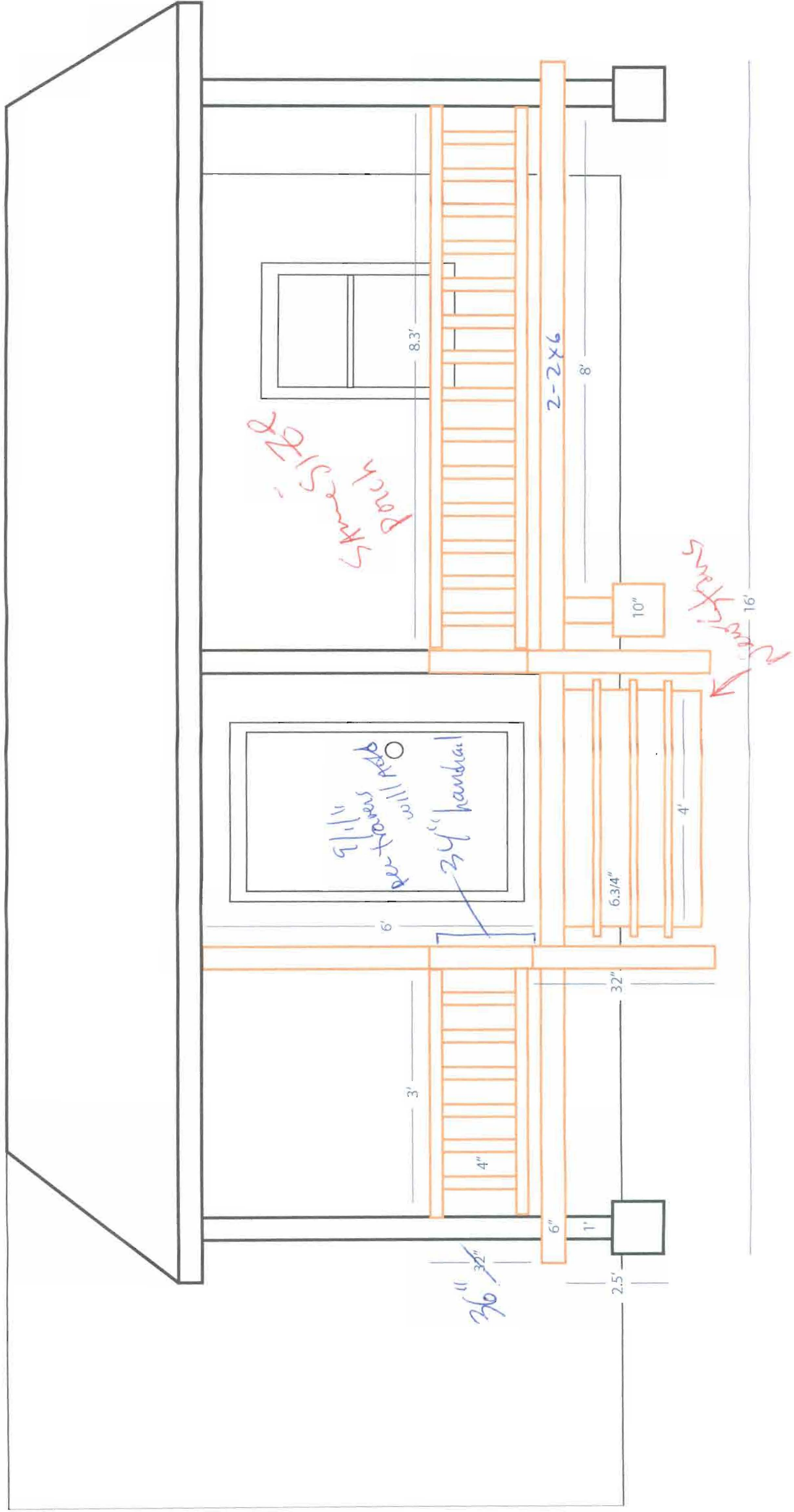








Sp. 10015



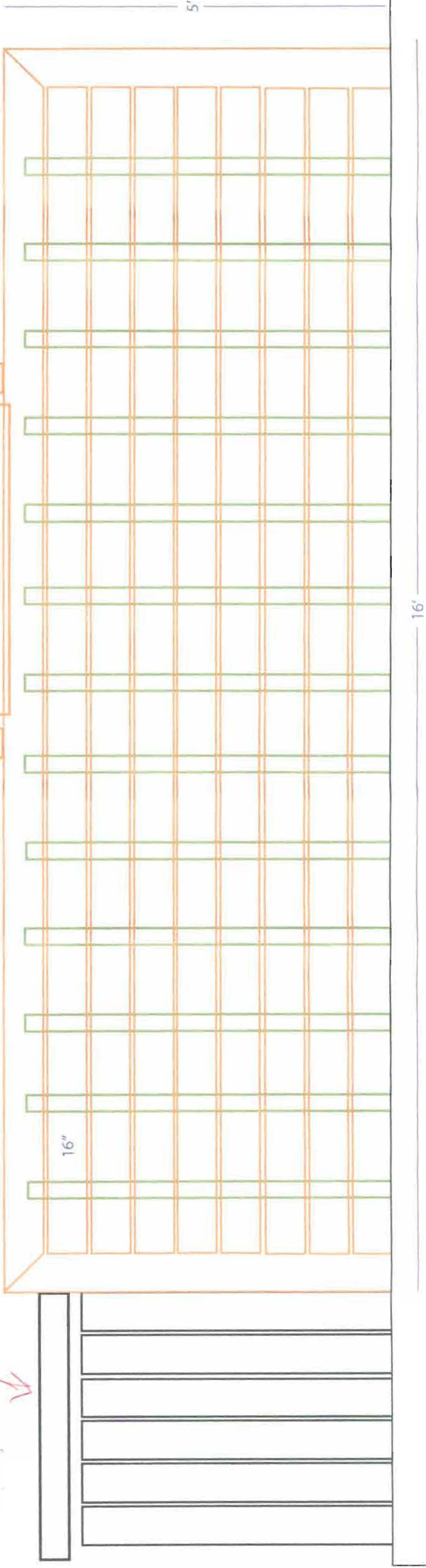
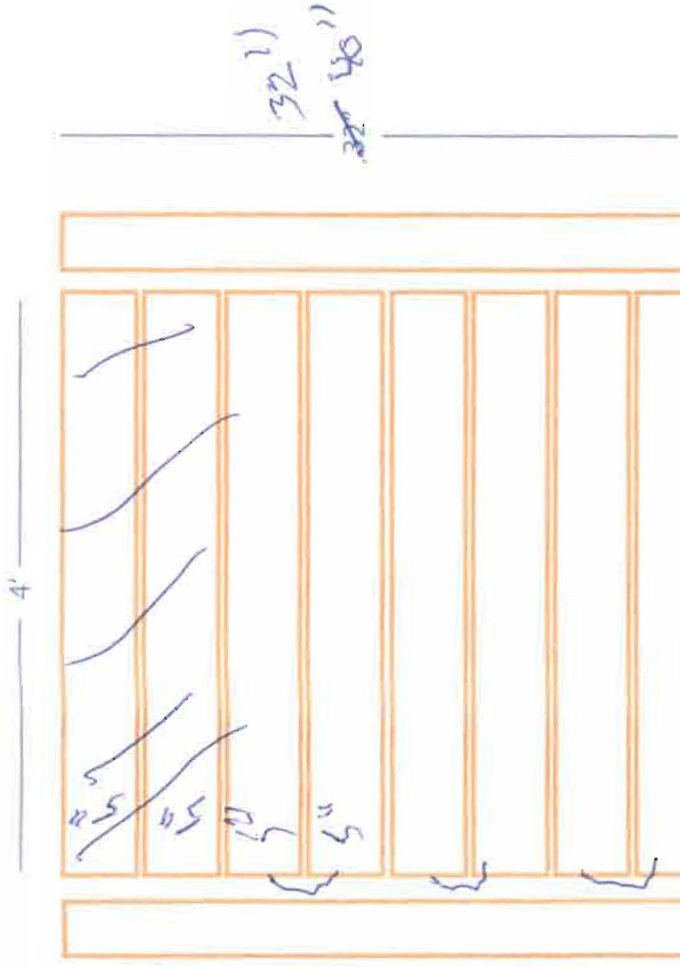
 = Repair
 = Existing

56 Island Ave
Leak Island

front

← newly added

↑ existing repaired



- Repair
- Existing
- Joist