

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DONNA MARSTON

Located At 38 OAK AVE. (PEAKS ISLAND)

Job ID: 2011-05-1219-ALTR

CBL: 084 - - R - 010 - 001 - - - - -

has permission to replace/ modify (to meet Zoning requirements) existing decks, window and door replacement 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

06/17/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



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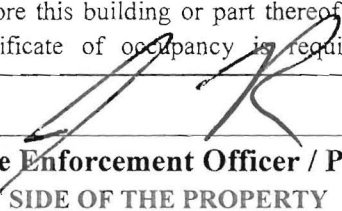
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City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|---|---|--|
| Job No: 2011-05-1219-ALTR | Date Applied: 5/27/2011 | CBL: 084 - - R - 010 - 001 - - - - - | |
| Location of Construction: 38 OAK AVE, P.I. | Owner Name: DONNA MARSTON | Owner Address: 124 PLEASANT ST PORTLAND, ME 04101 | Phone: 207-650-4893 |
| Business Name: | Contractor Name: RI Randall & Sons | Contractor Address: 41 Summer St., Yarmouth, ME 04096 | Phone: 207-846-6087 <i>207.937.7085</i> |
| Lessee/Buyer's Name: | Phone: | Permit Type: BUILDING | Zone: I-B |
| Past Use: Single family | Proposed Use: Single family – replace existing decks – replace windows & relocate door in rear | Cost of Work: 11000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: R3 Type: S13 IRC, 2006 Signature: <i>[Signature]</i> |
| Proposed Project Description: replace decking, storm windows & relocate door | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: | | Zoning Approval | |

| | Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|--|---|---|---|
| 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. | <input checked="" type="checkbox"/> Shoreland <i>edge of property in shoreland</i> <input type="checkbox"/> Wetlands <i>I-B zone. structure not in shoreline</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan __ Maj __ Min __ MM Date: <i>OK w/condition</i> <i>6/8/11 ARM</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>ARM</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 |



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: 2011-05-1219-ALTR

Located At: 38 OAK

CBL: 084 - - R - 010 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted June 8, 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. This permit is being issued with the understanding that the footprint of the deck is 44" x 12' along the front of the house and 8' wide x 12 deep' along the right side. There is also a separate 4' x 12' deck on the rear.

Building

1. Fastener schedule per IRC, 2009.
2. Provide a positive connection to the primary structure to resist both vertical and lateral forces, see R311.5.1
3. Frost protection shall be at or greater than four (4) feet below grade.
4. Where positive connection (approved floor joist hangers to ledger board) to primary building structure cannot be verified during inspection, decks shall be self supporting.
5. Fall protection (36 inch guard) may be required if both the stairs and porch are located more than 30 inches (measure vertically to the deck floor) from grade.
6. 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.
7. See attached requirements/ specifications for steps (rise and run) and fall protection.
8. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
9. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.

City of Portland, Maine - Building or Use Permit Application

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| | | | |
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| Business Name: | Contractor Name: RI Randall & Sons | Contractor Address: 41 Summer St., Yarmouth, ME 04096 | Phone: 207-846-6087 207-937-9085 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BUILDING | Zone: I-B |
| Past Use: Single family | Proposed Use: Single family – replace existing decks – replace windows & relocate door in rear | Cost of Work: 11000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: R3 Type: SJ IRC, 2006 Signature: <i>[Signature]</i> |
| Proposed Project Description: replace decking, storm windows & relocate door | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|---|---|---|---|
| Permit Taken By: | Zoning Approval | | |
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| | | | |
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| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHON |

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| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHON |

R. I. Randall and Sons

41 Summer Street
Yarmouth, Maine 04096-1018
United States of America

Phone 207-846-6087
Fax 1-888-668-4019

Email: randall.ri@maine.rr.com web page: www.riRANDALLandsons.com (still under construction but looking good)

Request MODIFICATION 6/3/11

City of Portland
Inspections Division Rm 315
389 Congress St
Portland, Maine 04101

Dear Anne Machado:

Donna Marston said to contact you about her permit. Would it be possible to let me know today if the changes I am make are acceptable? Please call or email me.

While in review, Zoning determined that a section of existing decking did not get a proper permit before Donna purchased this property and they told Donna that this section of decking had to be removed. Please see the following: a. General Building Permit Application -- has 2 additional tasks in green in the "Project description" area. b. Modified plot plan showing changes as requested by zoning (page 1). c. Roger's Deck Design showing changes (page 2). D. Deck layout diagram with applicable changes (page 3).

can't read

Sincerely,



Roger Randall 846-6087 randall.ri@maine.rr.com

RECEIVED

JUN - 8 2011

Dept. of Building Inspections
City of Portland Maine

I-B - cover in shortland of property

5/31/11 GG



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>38 OAK AVE, Peaks Island</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot <u>2857 SF</u> | Number of Stories <u>1</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>084 R010001</u> Block# Lot# | Applicant *must be owner, Lessee or Buyer* Name <u>Donna Marston</u> Address <u>124 Pleasant St</u> City, State & Zip <u>Portland, ME 04101</u> | Telephone: <u>650-4893</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip | Cost Of Work: \$ 2,000 <u>11,000.-</u> C of O Fee: \$ Total Fee: \$ <u>130</u> |
| Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Summer Home</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>1) Replace Decking and All interior Joist including Rim Joists / Ledger See pages 1, 2, 3, 7</u> <u>2) Replace storm windows / picture on front porch. move door too - see pages 4, 5 + 6</u> <u>3) Relocate Door opening and downsize existing window - see pages 8, 9, 10</u> | | |
| Contractor's name: <u>R J Randall and Sons</u> see record 6/8/11 Address: <u>41 Summer ST</u> City, State & Zip <u>Yarmouth ME 04096</u> Telephone: <u>846 6087</u> Who should we contact when the permit is ready: Telephone: <u>846 6087</u> Mailing address: <u>41 Summer ST, Yarmouth 04096</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.

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Signature: [Handwritten Signature]

Date: 5/19/11

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

RECEIVED
MAY 27 2011
Dept. of Building Inspections
City of Portland, ME

RECEIVED

JUN - 8 2011

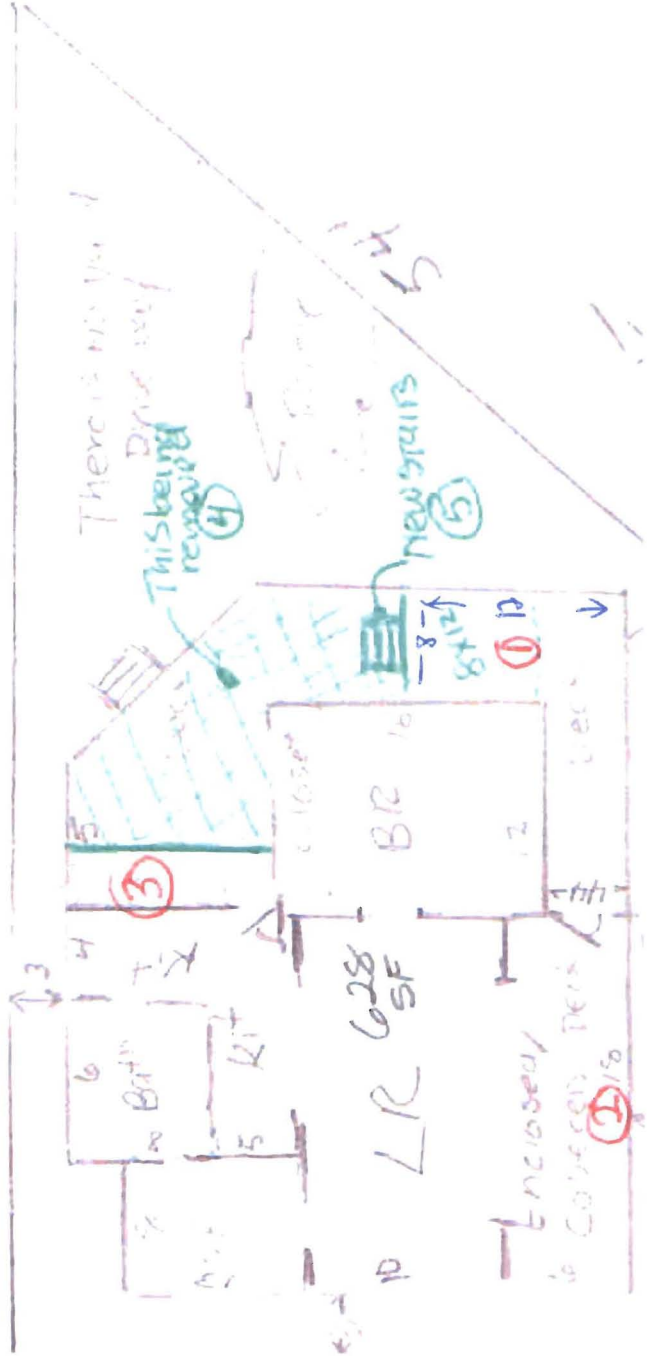
Dept. of Building Inspections
City of Portland Maine

Page 1

5/18/2011

084 R010 - TAX MAP

75'



① Replace Deck Top and Joists - repair

② Replace 7 Storm windows and 1 picture and 1 Storm Door

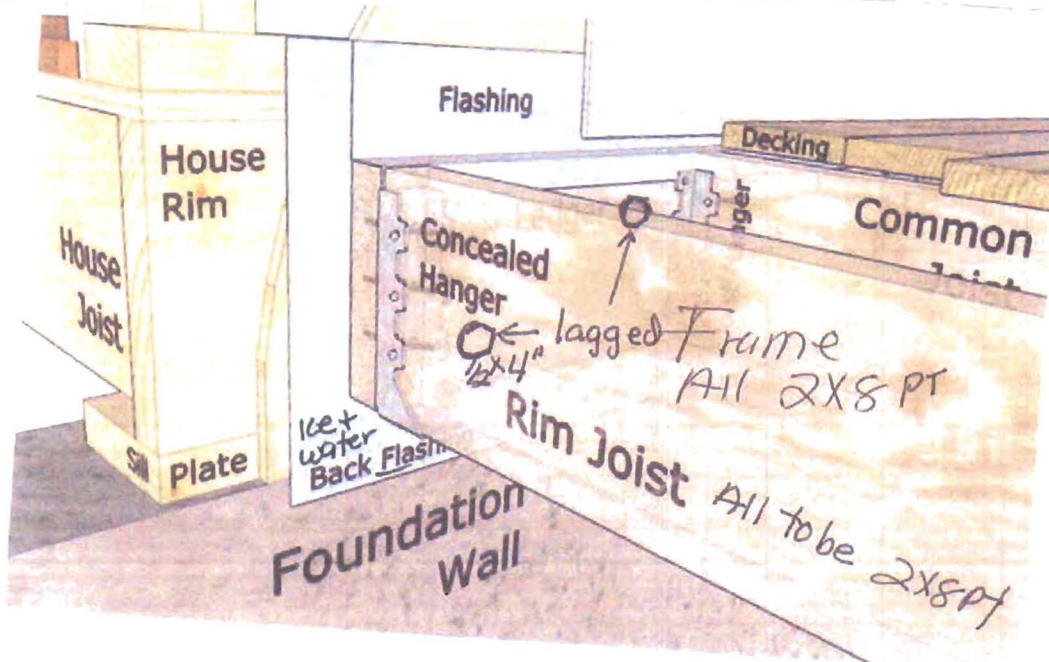
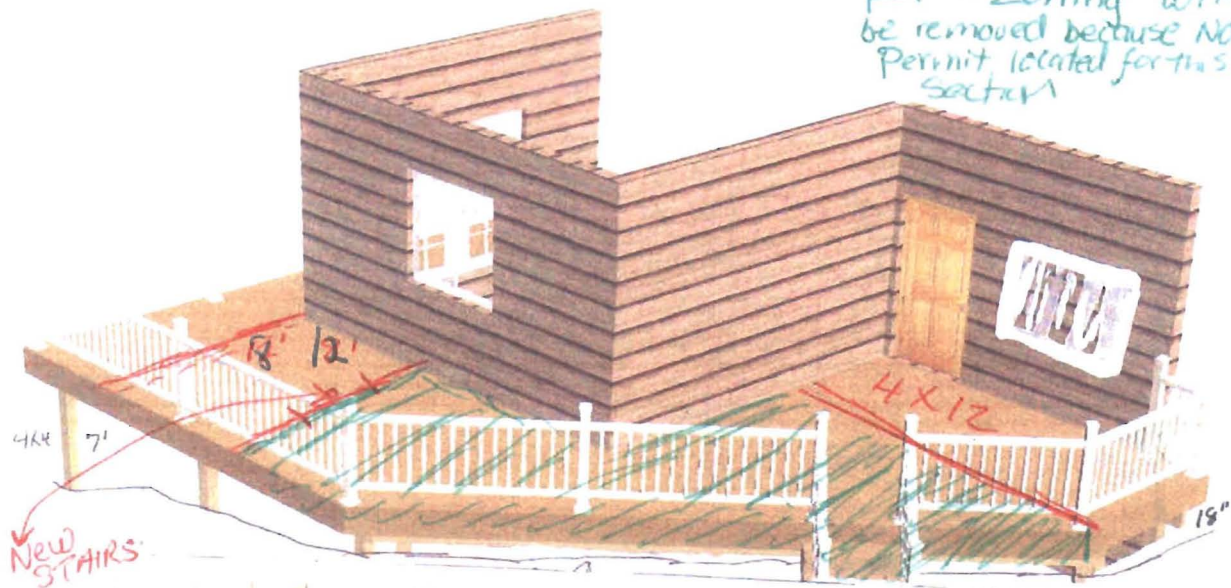
③ Move Door Opening, install New Door and Window

④ Remove area shaded in Green per zoning.

⑤ New stairs to old party Deck

Roger's Deck Design
Donna Marston

*In Green Below
 per "Zoning" will
 be removed because NO
 Permit located for this
 section*



*Stairs to the 8'x12' section
 of Deck ^{above} to be centered in area
 indicated. Will have handrails to code as
 well as railings*

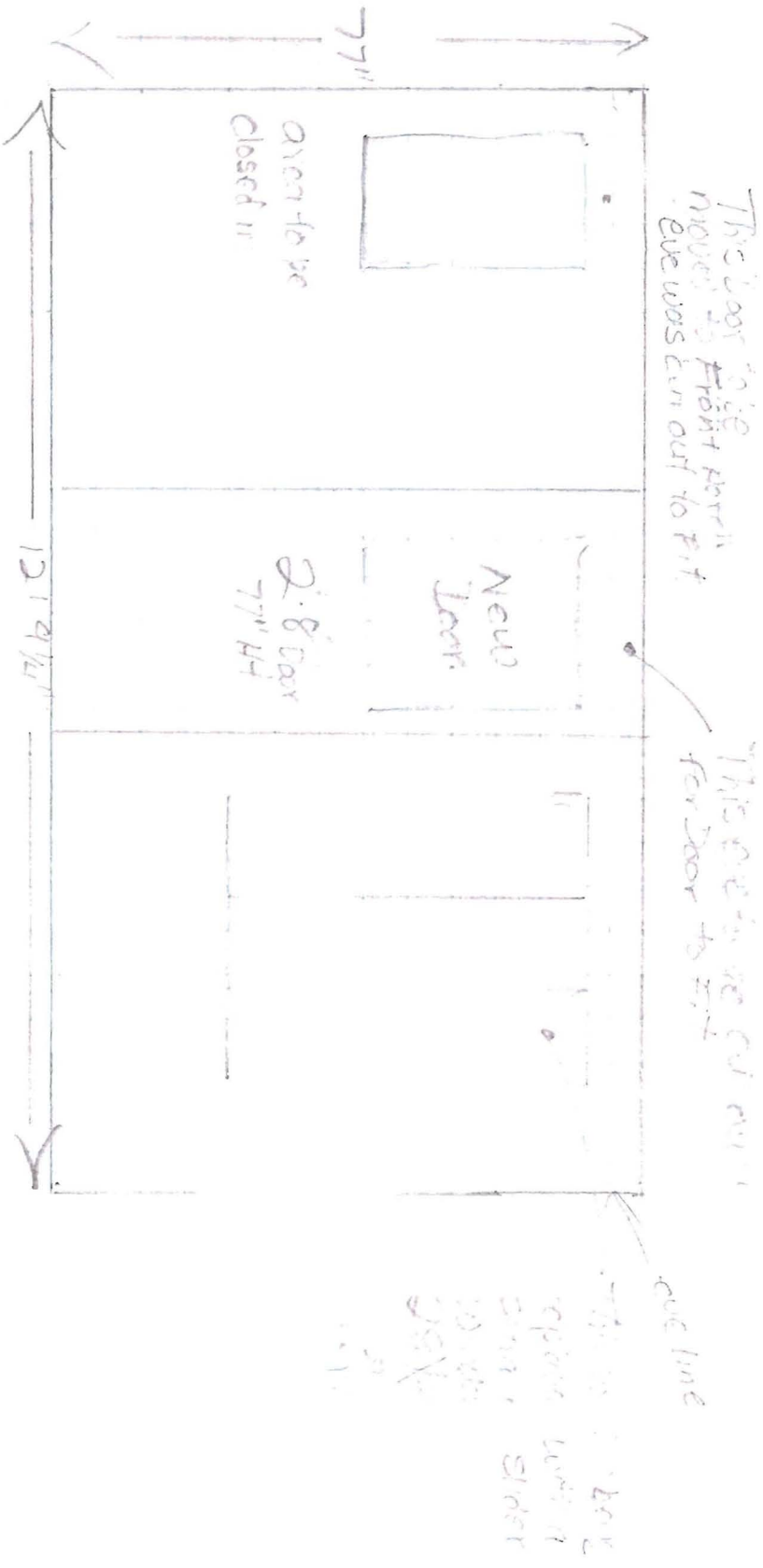
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Page 2

JUN - 8 2011

Dimensions: 38' 0" x 27' 0" (approximate)

2x4 Frame



This New Door Goes into a Short Hall.

IB - owner in shackled.

MODIFICATION - Pages 1, 2, 3 and this page

my copy



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.

| | | |
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| Contractor's name: <u>R J Randall and Sons</u> Address: <u>41 Summer St</u> City, State & Zip: <u>Yarmouth ME 04096</u> Telephone: <u>846 6087</u> Who should we contact when the permit is ready: _____ Telephone: <u>846 6087</u> Mailing address: <u>41 Summer St Yarmouth 04096</u> | | |

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Signature: [Signature] Date: 5/19/11

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

Revised 01-20-10

original

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JUN - 8 2011

Dept. of Building Inspections
City of Portland Maine

JUN - 8 2011

RECEIVED

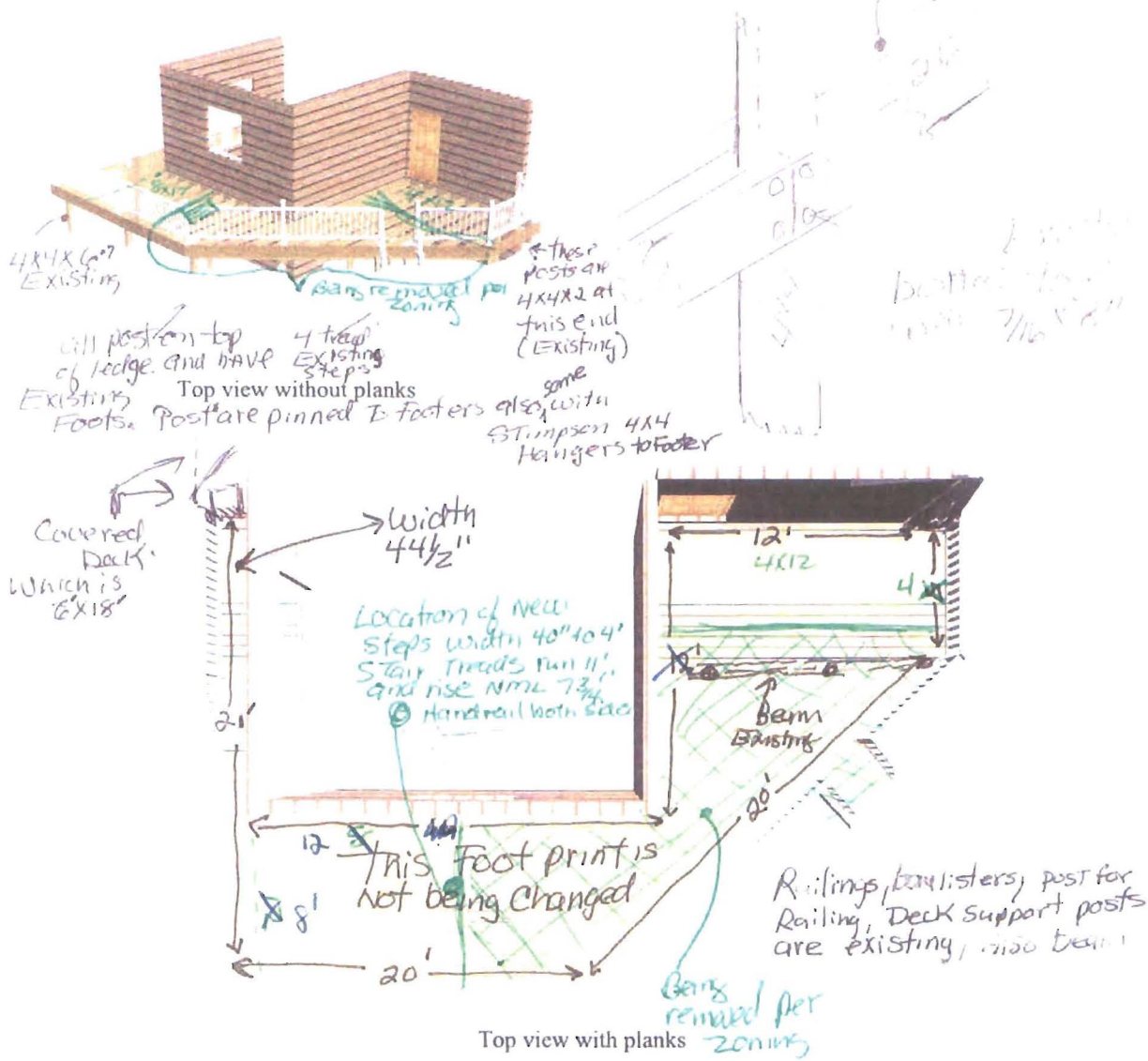
7/3/4 x 10"

≥ 30"

Rim Joist Configurations

will replace NOT PT

Deck layout diagram





Left Hand Door from backside of this building

Replacing A
Seven of these
Windows which
are currently just
Storms except for
the picture window
No Frame Change
Except w. add some
Jacks that was left
out. Replacing
with new double
pan.





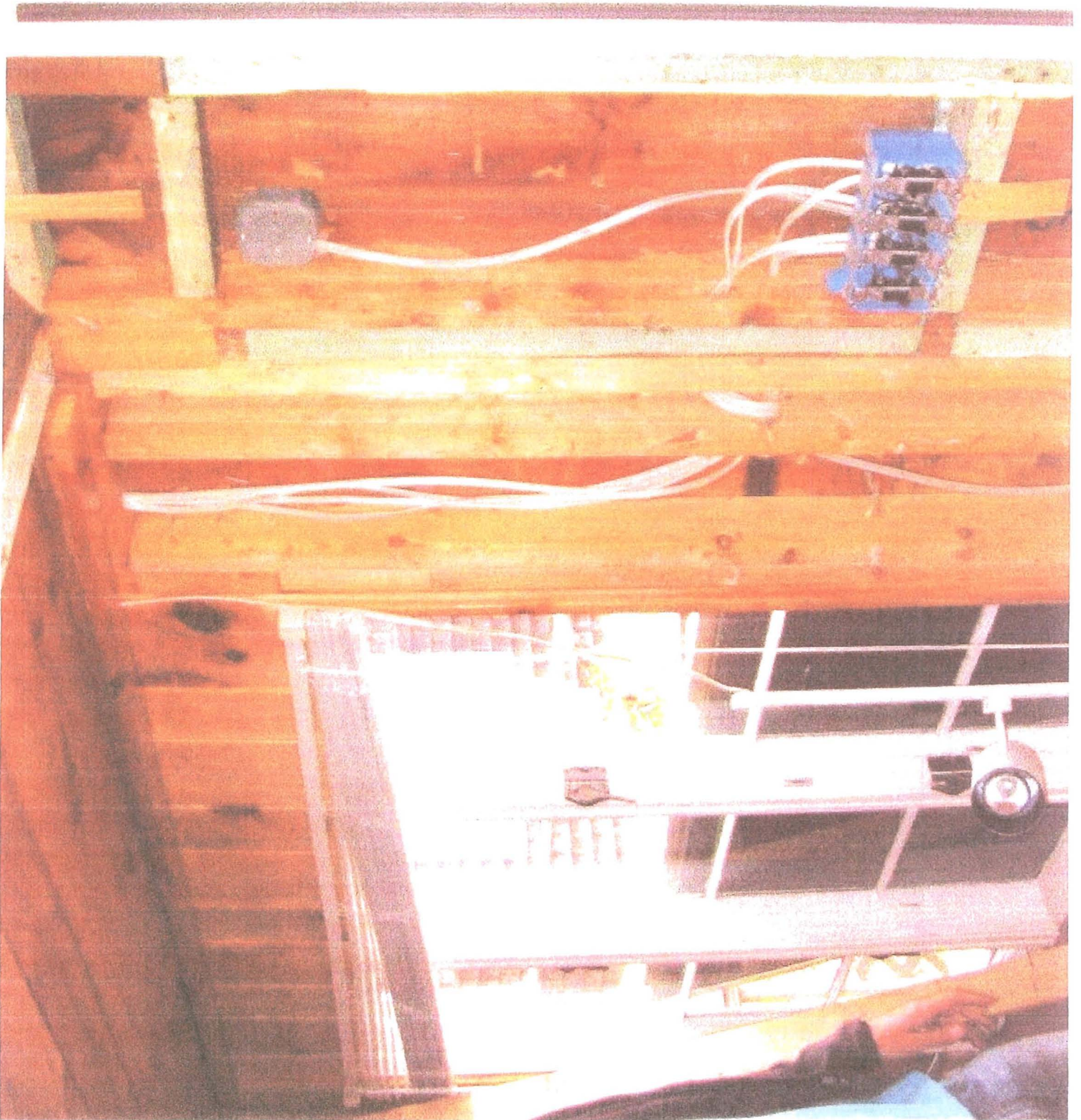
30x39
stick here ↓

2'8" door head
↓

This is the
Door being
traced do
the 3 rail patch

HANCOCK
LUMBER

TREAR
LUMBER







City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8710

| | | | | | | | |
|---|--|---------------------------------|--|--|--|--|--|
| Location of Construction: 38 Oak Ave, Peaks Island | | Owner: Maloney, John & Nancy | | Phone: 413-572-5474 | | Permit No: 970527 | |
| Owner Address: 94 Grandview St Springfield, MA 01118 | | Lessee/Buyer's Name: | | Phone: | | Business Name: | |
| Contractor Name: Owner | | Address: | | Phone: | | Permit Issued: MAY 30 1997 | |
| Past Use: 1-fam | | Proposed Use: Same | | COST OF WORK: \$ 5,000.00 | | PERMIT FEE: \$ 45.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: U. Use Group: A3 Type: 5B BOCA 92 Signature: [Signature] | |
| Proposed Project Description: Construct Deck - Existing Deck Not to Exceed Existing Footprint | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | Zone: I-B CBL: 084-R-010 Zoning Approval: with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm | |
| Permit Taken By: Mary Gresik | | Date Applied For: 16 May 1997 | | Signature: | | Date: | |

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SIGNATURE OF APPLICANT: Barry Maloney ADDRESS: _____ DATE: 19 May 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 5/19/97

D. Andrews

CEO DISTRICT 6
m. leary

| | | |
|---|---------------|-----|
| V | VACANT LOT | EST |
| D | DWELLING DATA | |

| CONSTRUCTION | | | |
|---------------|--------------|--------------|---------|
| 1.0 STORY ✓ | | | |
| 1 BI-LEVEL | 1 BRICK | 4 CONC. BLK. | 7 STONE |
| 2 SPLIT-LEVEL | 2 FRAME | 5 STUCCO | 8 |
| | 3 FR. & MAS. | 6 | 9 |

AGE 79
 ERECTED 1908 REMODELED 1979

| LIVING ACCOMMODATIONS | | |
|-----------------------|------------|----------------|
| TOTAL ROOMS | BED ROOMS | FAMILY ROOMS |
| 04 | 2 | - |
| FULL BATHS | HALF BATHS | TOTAL FIXTURES |
| 1 | 0 | 03 |

| FOUNDATION | | | | BASEMENT & ATTIC | | | |
|-----------------|--------------------|--|--|------------------|---|--|--|
| CRETE | FIN. BSMT. AREA | | | BATHROOM | 1 | | |
| IC. BLOCK WALLS | HEAD ROOM | | | TOILET ROOM | | | |
| CK STONE WALLS | GARAGE S D | | | FLUSH | | | |
| RS/SLAB/CRAWL | | | | LAVATORY | | | |
| EMENT - FULL | ATTIC - FL. & STR. | | | SHOWER - EXTRA | | | |
| 1 1/4 1/2 3/4 | FINISHED ATTIC | | | KITCHEN SINK | 1 | | |
| | DORMER | | | HOT WATER HEATER | 1 | | |

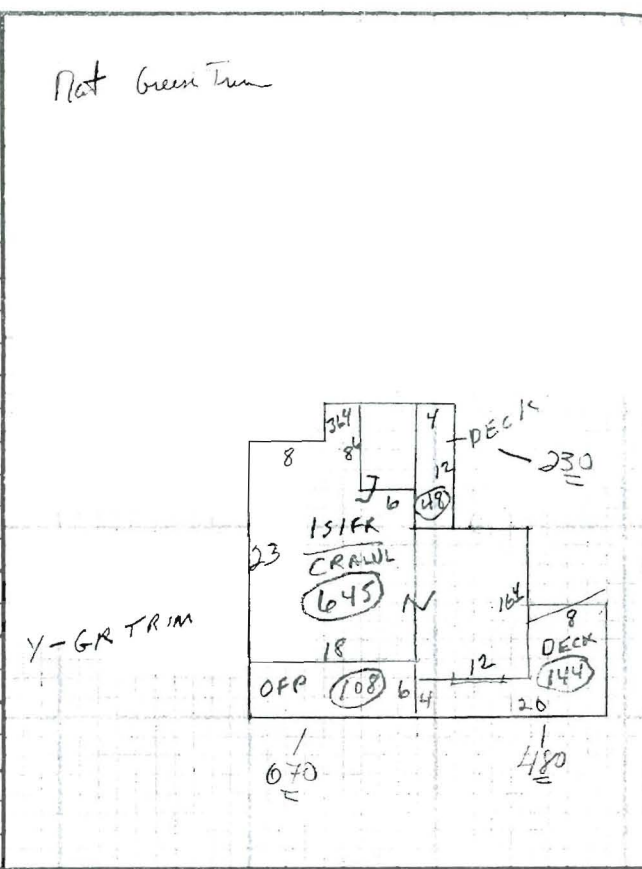
| EXTERIOR WALLS | | | | INTERIOR FINISH | | | |
|------------------|------------------|---|--|-----------------|---|---|--|
| OD VINYL ALUM. | NGLES - WOOD | ✓ | | 1 | 2 | 3 | |
| NGLES - ASPHALT | NGLES - ASBESTOS | | | | | | |
| CK VENEER | PINE | | | | | | |
| ANKET INSULATION | HARDWOOD | | | | | | |
| OF INSULATION | PLASTER | | | | | | |
| | DRYWALL | | | | | | |
| | PANELING | ✓ | | | | | |

| ROOFING | | | | HEATING | | | | ECONOMIC CLASS | | | | | |
|------------------|------------|---|---|------------------|---|--|--|----------------|--|--|--|--|--|
| NGLES - ASPHALT | UNFINISHED | | ✓ | HOT WATER RAD BB | | | | OVER BUILT | | | | | |
| NGLES - WOOD | | | | STEAM | | | | UNDER BUILT | | | | | |
| NGLES - ASBESTOS | | | | HOT AIR - FORCED | | | | | | | | | |
| STE | | | | FLOOR FURNACE | | | | | | | | | |
| LL | | | | ELECTRIC | | | | | | | | | |
| | 8 | 1 | 2 | AIR CONDITIONING | | | | | | | | | |
| NCRETE | | | | UNIT HEATER | | | | | | | | | |
| RTH | | | | NO. OF HTG. STS. | | | | | | | | | |
| IE | ✓ | | | | | | | | | | | | |
| RDWOOD | | | | | | | | | | | | | |
| PH. TILE | | | | SOLAR | | | | | | | | | |
| RPET | | | | NO HEAT 1 2 3 | ✓ | | | | | | | | |

| NOTES: | | OWNER | BY | BY | BY | BY | BY | BY | BY |
|--------|--|---------------|----|----|----|----|----|----|----|
| | | TENANT | | | | | | | |
| | | NO ANSWER | ✓ | | | | | | |
| | | INSPECTED | | | | | | | |
| | | REFUSED ENTRY | | | | | | | |
| | | INFO @ DOOR | | | | | | | |
| | | REFUSED INFO | | | | | | | |

| OCCUPANCY | | GROUND FLOOR AREA | | OTHER FEATURES | |
|---------------|---|------------------------|--------|----------------|----------------------------|
| SINGLE FAMILY | | ADDITION POINTS | | 0 | MASONRY TRIM 0 |
| TWO FAMILY | | GRADE FACTOR [7] - % | | 0 | MODERNIZED KITCHEN 0 |
| APARTMENT | | C & D FACTOR [4] - % | | 2 | RECREATION ROOM 0 |
| NO. UNITS | | CDU A ✓ DEPRECIATION % | | 4 | WOODBURNING FIREPLACE 4 |
| OTHER | | DWELLING COMPUTATIONS | | 2 | BASEMENT GARAGE 0 |
| COTTAGE | ✓ | | | 2 | ATTACHED GARAGE 4 |
| UNFIN. | | 19 | 19 | 19 | TOTAL OTHER FEATURE POINTS |
| FIN. OPEN | | | | | |
| FIN. DIV. | | | | | |
| PLUMBING M 0 | | BASE PRICE | 13,980 | | |
| | | PLUMBING | 2,500 | | |
| | | BASEMENT | 2,230 | | |
| | | BASEMENT FIN. | 6,350 | | |
| | | ATTIC | - | | |
| | | HEATING | - | | |
| | | ADDITIONS | 1,380 | | |
| | | DORMERS | - | | |
| | | TOTAL BASE | 26,400 | | |
| | | GRADE FACTOR | 100 | | |
| | | TOTAL | 26,400 | | |
| | | OTHER FEATURES | 400 | | |
| | | TOTAL | 26,800 | | |
| | | C & D FACTOR | - | | |
| | | REPL. COST | 16,820 | | |
| | | DEPREC. 30/10 | 30/10 | | |
| | | R.C.L.D. | 16,900 | | |

| OTHER BUILDINGS AND YARD | | | | | | | | | |
|--------------------------|------|------|-------|------|------------|-------|-------------|------------|--|
| NO. | TYPE | SIZE | GRADE | RATE | REPL. COST | DEPR. | R.C.L.D. | TYPE CODE | |
| 1 | | | | | | % | | 01 GARAGE | |
| 2 | | | | | | % | | 02 CARPORT | |
| 3 | | | | | | % | | 03 PATIO | |
| 4 | | | | | | % | | 04 SHED | |
| 5 | | | | | | % | | 05 POOL | |
| | | | | | | % | | 06 BARN | |
| # NO. OF ENTRIES | | | | | | | TOTAL VALUE | | |
| TOTAL VALUE - BUILDINGS | | | | | | | 16,900 | | |
| | | | | | | | 14,170 | \$ 3/24 | |
| NOTES: | | | | | | | | | |



NOTES:

6/15/83

Wood Stone Brick Deck

7/28/83 - PANELING IN TWO ROOMS ONLY -

1 ROOM NO CEILING - NO PANELING COMPARES WITH BARR



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5-27
20 11

Received from Raymond J. Lewis

Location of Work 35 Oak

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 130

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

Other _____

CBL: 81R10

Check #: 2191 Total Collected \$ 130

**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