



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that STEPHEN & MARTI DECOSTE

Located At 19 GREENWOOD ST (PEAKS ISLAND)

Job ID: 2012-03-3594-ALTR

CBL: 084- S-007-001

has permission for water damage repair/ alterations to kitchen and subfloor of front porch (Two Single Family Residences).
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

04/20/2012

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.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. Insulation prior to Close-In
 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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3594-ALTR

Located At: 19 GREENWOOD ST

CBL: 084- S-007-001

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 as two single family dwellings. 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 of the main house, #13.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

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. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
3. R503.1 Lumber sheathing. Maximum allowable spans for lumber used as floor sheathing shall conform to Tables R503.1, R503.2.1.1(1) and R503.2.1.1(2), see attachment.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3594-ALTR	Date Applied: 3/26/2012	CBL: 084- S-007-001		
Location of Construction: 19 GREENWOOD ST (#13), Peaks Island	Owner Name: STEPHEN & MARTI DECOSTE	Owner Address: 13 GREENWOOD ST PEAKS ISLAND, ME 04108	Phone: 980-475-2082	
Business Name:	Contractor Name: Paul Davis Restoration – Paul Leonard	Contractor Address: 390 Presumpscot St., Portland, ME 04103	Phone: 207-944-9777	
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2	
Past Use: Two single family homes	Proposed Use: Same – two single family homes – repair/alterations to kitchen & replace subfloor of front porch (work is on main house, #13)	Cost of Work: 19000.00	CEO District:	
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Poirone 4/12/12</i>	Inspection: Use Group: <i>123</i> Type: <i>SB</i> <i>MUBEC</i> Signature: <i>[Signature]</i>	
Proposed Project Description: repair water damage kitchen/replace deck subfloor		Pedestrian Activities District (P.A.D.)		
Permit Taken By:		Zoning Approval		
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 information may invalidate a building permit and stop all work.		Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>house is approx 15' from high water</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>all work within existing footprint</i> <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Mih <input type="checkbox"/> MM Date: <i>OK w/ conditions 3/27/12 ABM</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>ABA</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

PHONE



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>19 GREENWOOD ST., PEAKES ISLAND ME 04108</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>084 S 009</u> Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>STEPHEN DECOSTE</u> Address <u>19 GREENWOOD ST.</u> City, State & Zip <u>PEAKES ISLAND</u>	Telephone: <u>980 475 2082</u>
Lessee/DBA RECEIVED MAR 26 2012 Dept. of Building Inspections	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$18,950</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: \$ <u>210</u>
City of Portland Maine 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? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>REPAIRS DUE TO WATER DAMAGE IN KITCHEN</u> <u>REPLACE ROTTEN DECK SUBFLOOR, FRONT DECK</u>		
Contractor's name: <u>PAUL DAVIS RESTORATION</u>		Email: <u>pleonard@pd-r-usa.net</u>
Address: <u>390 PRESUMPSCOT ST</u>		
City, State & Zip <u>PORTLAND, ME. 04103</u>		Telephone: <u>774-4150</u>
Who should we contact when the permit is ready: <u>PAUL LEONARD</u>		Telephone: <u>944-9777</u>
Mailing address: <u>390 PRESUMPSCOT ST. PORTLAND</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: 3 - 22 - 2012

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

19 Greenwood St., PI



19 Greenwood St., PI

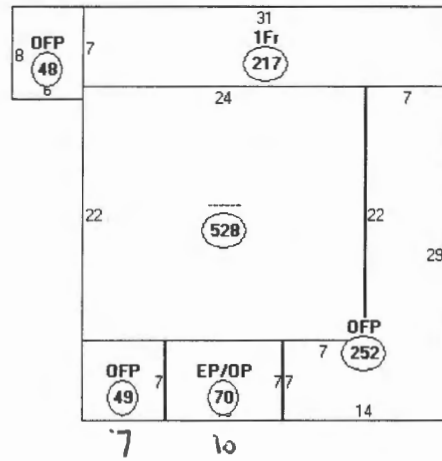


Copyright 2011 Esri. All rights reserved. Tue Mar 27 2012 12:45:28 PM.



#13

work being done on this house



Descriptor/Area

A: ---
528 sqft
B: OFF
48 sqft
C: 1Fr
217 sqft
D: OFF
252 sqft
E: EP/OP
70 sqft
F: OFF
49 sqft

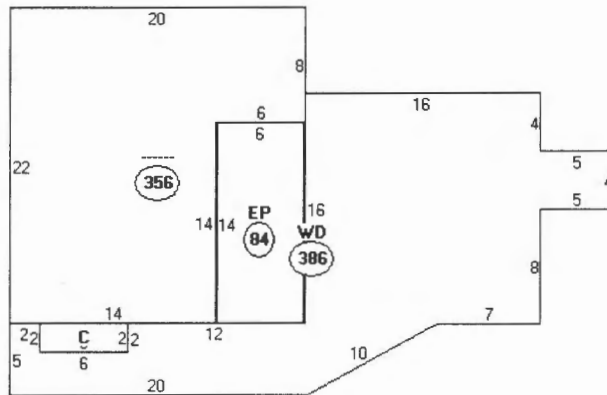
#13



#19

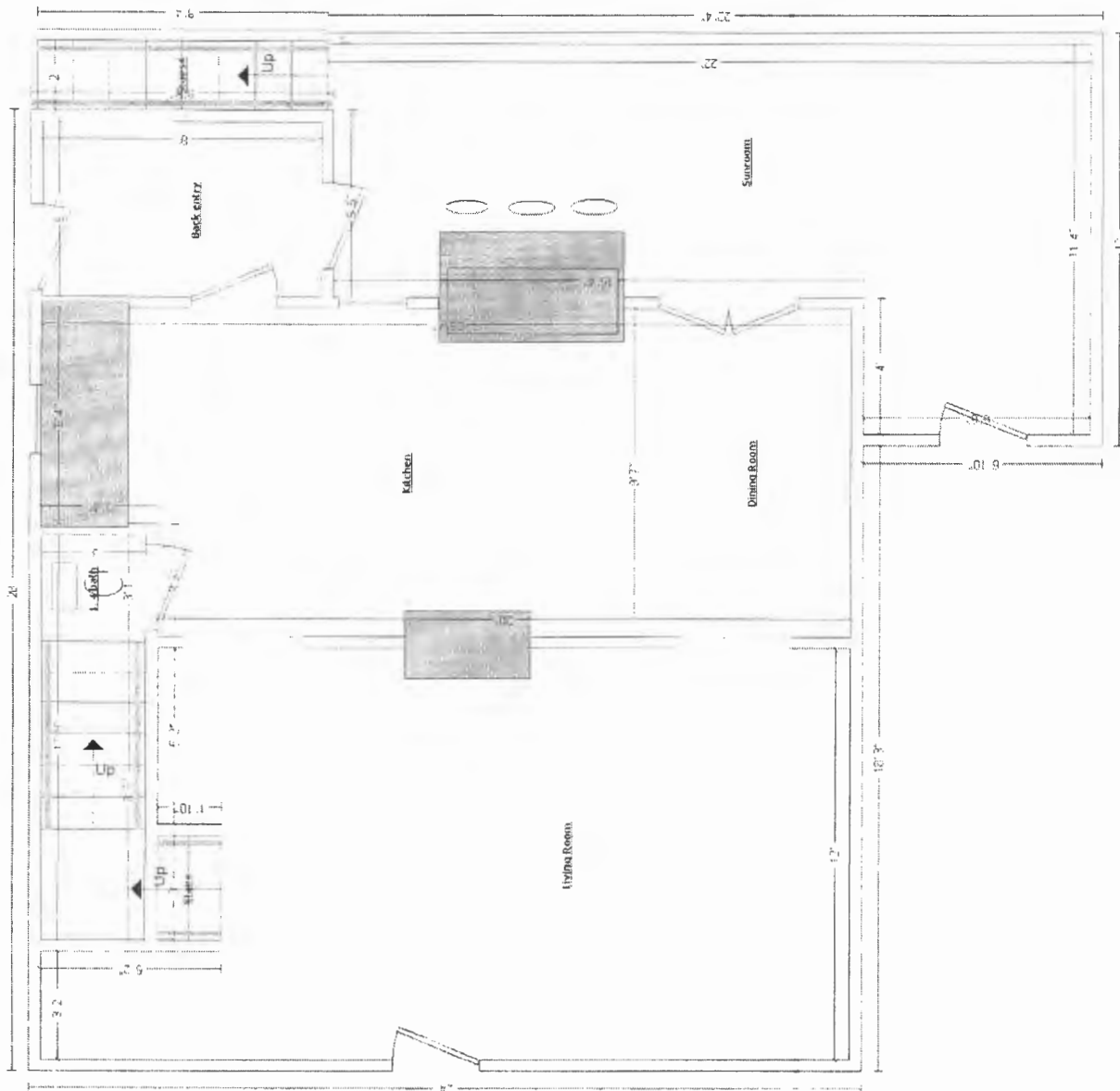
after house on lot

#19



Descriptor/Area

A: ---
356 sqft
B: EP
84 sqft
C: FBAY
12 sqft
D: WD
386 sqft

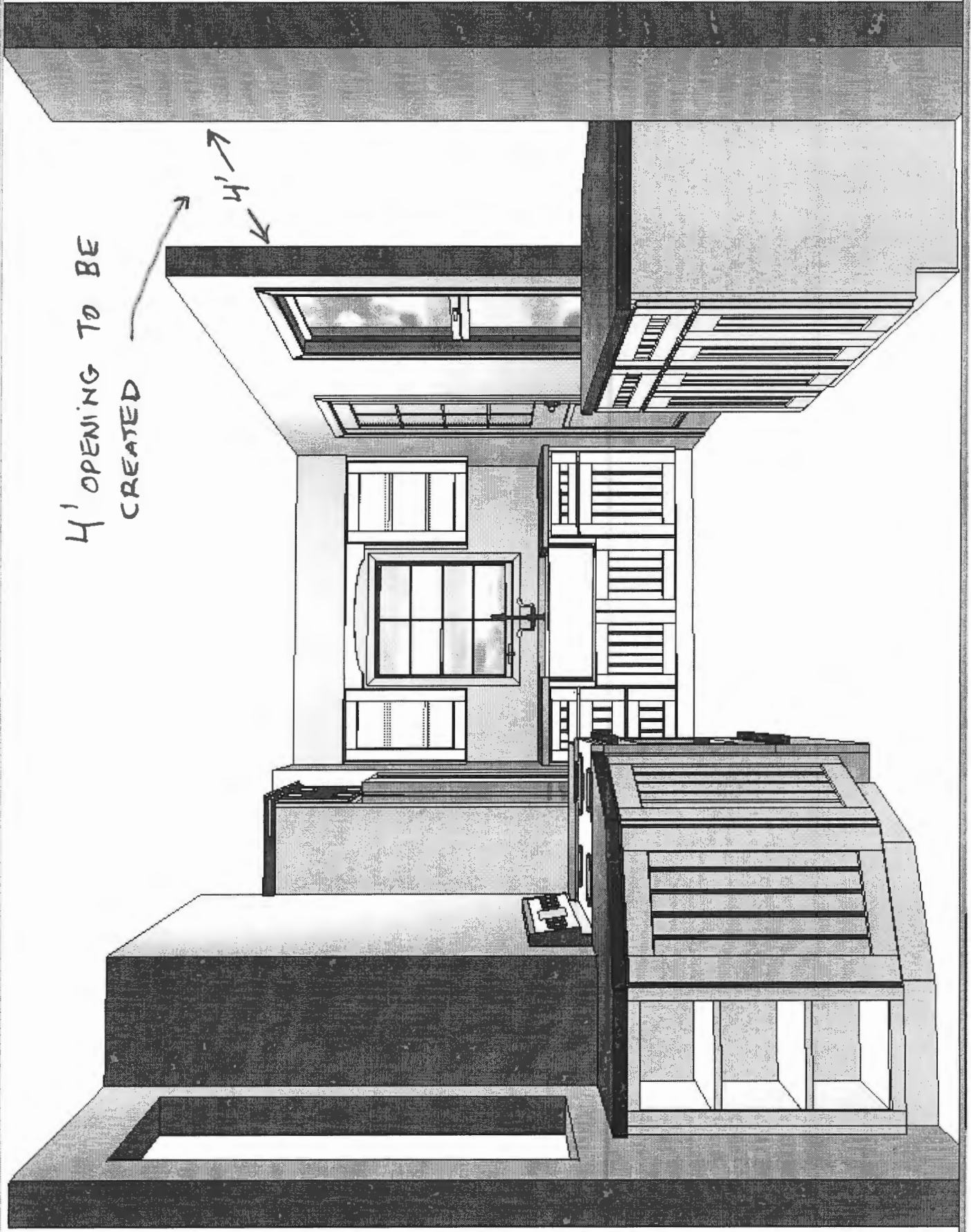


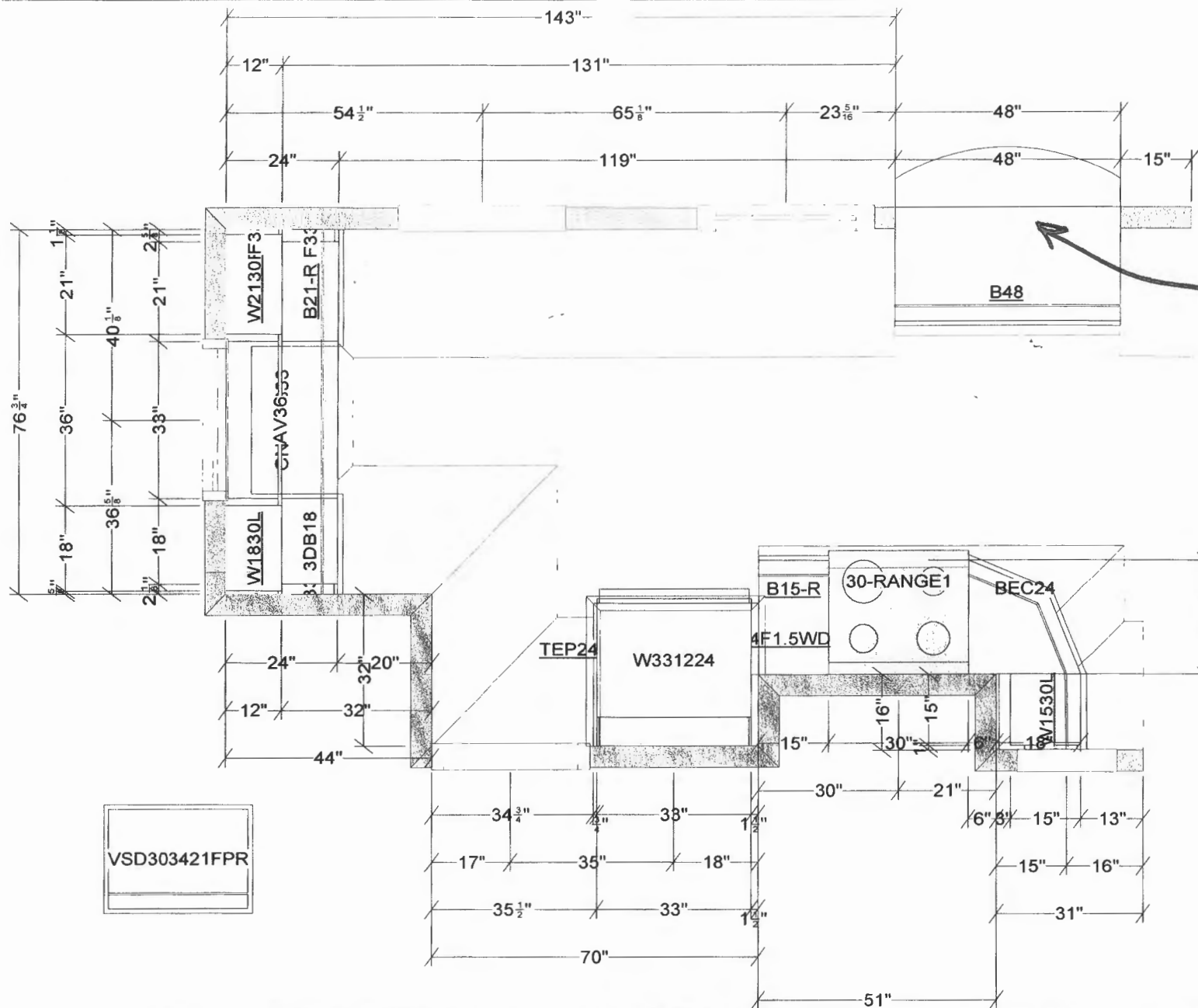
FIRST FLOOR PLAN



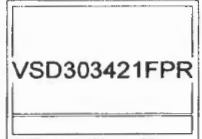
WATER DAMAGE FROM PIPE BREAK IN
JANUARY 2012

REMOVED DRYWALL + INSULATION,
KITCHEN CABINETS





NEW 4' OPENING



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/14/2012
Printed: 3/14/2012

312027CF.KIT

All

Drawing #: 1

4'-6"

(3) 2x10

(2) 2x6

↑

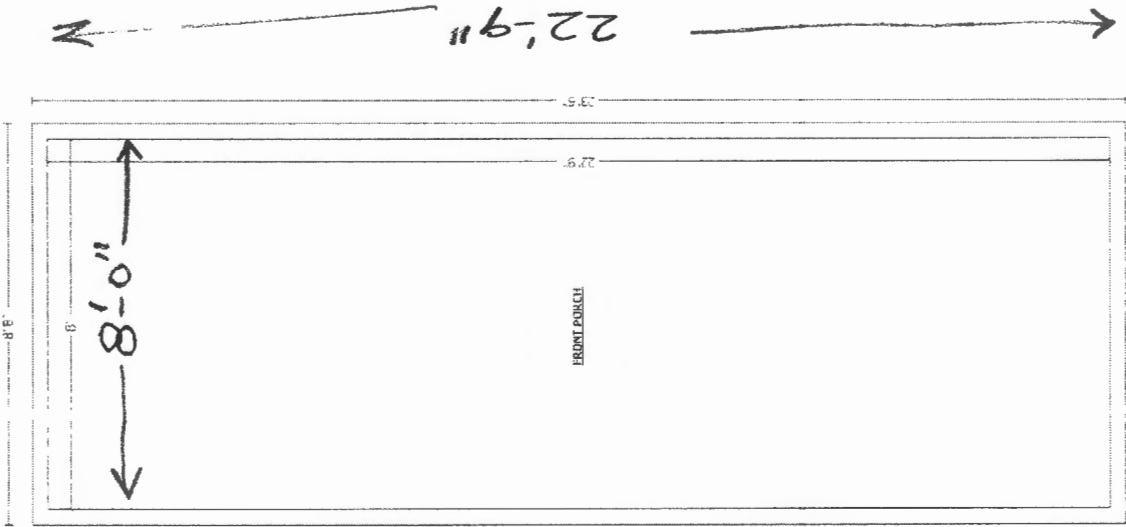
8'-0"

↓

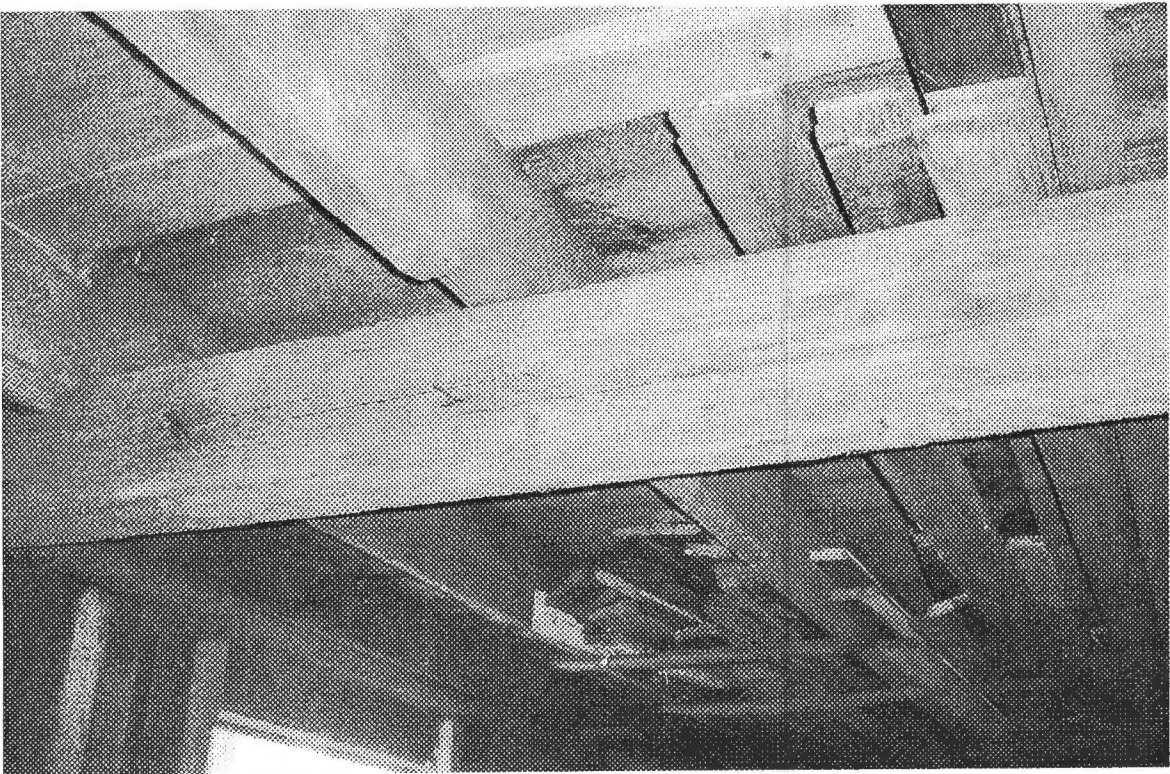
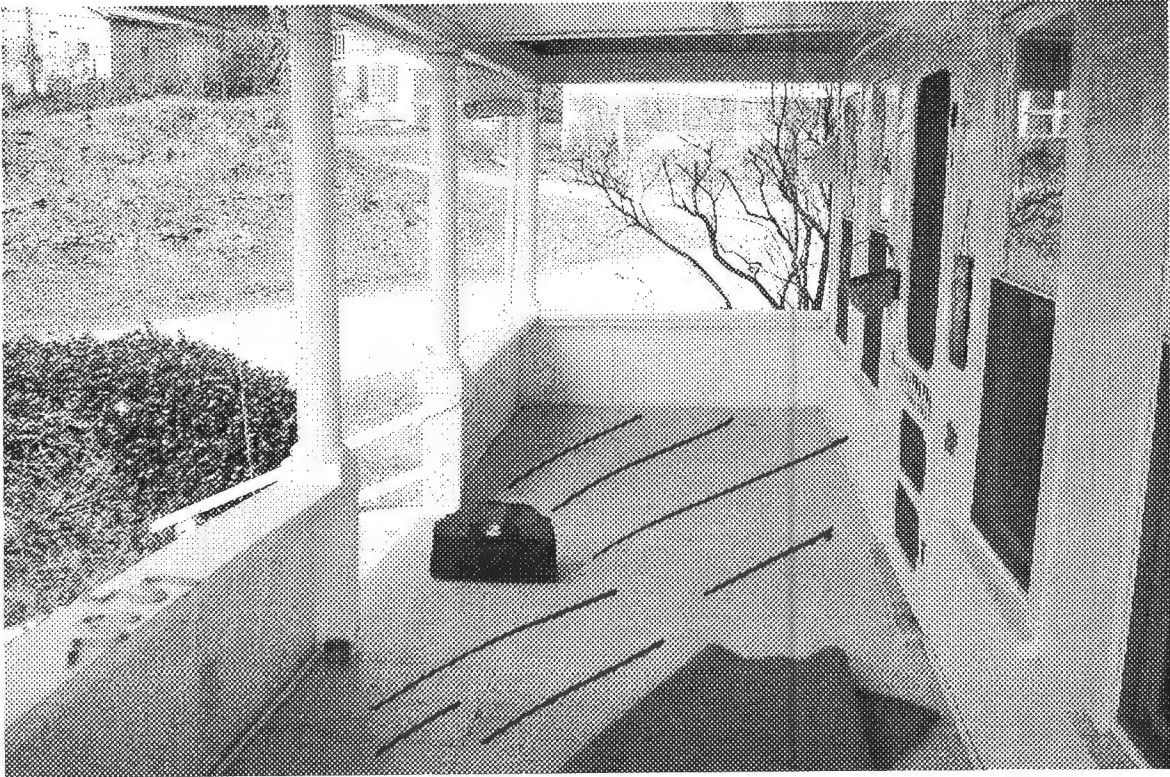
FRONT VIEW

1" = 1'-0"

REPLACE PLYWOOD FLOOR
ON FRONT DECK









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Receipts Details:

Tender Information: Check , BusinessName: Paul Davis, Check Number: 45845

Tender Amount: 210.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 3/26/2012

Receipt Number: 42188

Receipt Details:

Reference ID:	5809	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	210.00	Charge Amount:	210.00
Job ID: Job ID: 2012-03-3594-ALTR - repair water damage kitchen/replace deck subfloor			
Additional Comments: 19 Greenwood			

Thank You for your Payment!