

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that LYNN W ROBERTS

Located At 11 LUTHER ST. (PEAKS ISLAND)

Job ID: 2012-01-3069-ALTR

CBL: 087- E-026-001

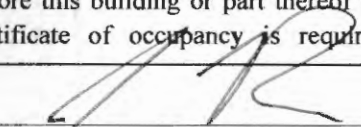
has permission to Replace Exterior Porch Railings

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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**

  
\_\_\_\_\_  
01/30/2012  
**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](mailto: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.**

### 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](http://www.portlandmaine.gov)

Director of Planning and Urban Development

Job ID: 2012-01-3069-ALTR

Located At: 11 LUTHER ST

CBL: 087- E-026-001

## **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 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 condition that all the work will take 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. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. Fastener schedule per MUBEC.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-01-3069-ALTR	Date Applied: 1/9/2012	CBL: 087- E-026-001	
Location of Construction: 11 LUTHER ST, Peaks Island	Owner Name: LYNN W ROBERTS	Owner Address: 11 LUTHER ST PEAKS ISLAND, ME 04108	Phone:
Business Name:	Contractor Name: Greg Landry	Contractor Address: 3 City Point RD PEAKS ISLAND ME 04108	Phone: (207) 615-5826
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Single family	Proposed Use: Same - single family - replace porch railings	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MURBEC
Proposed Project Description: Replace exterior porch railing		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

	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 information may invalidate a building permit and stop all work.	<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: OK w/condition, 1/12/12 APN	<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: ASB

### 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

IR-2

entered 1/10/12



# 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>11 Luther st. Peaks Island, Me. 04108</u>		
Total Square Footage of Proposed Structure/Area <u>0</u>	Square Footage of Lot <u>4400</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>87      E      26</u>	Applicant: (must be owner, lessee or buyer) Name <u>Greg Landry</u> Address <u>3 city point rd. #5</u> City, State & Zip <u>Peaks Island, Me. 04108</u>	Telephone: <u>207-615-5826</u>
Lessee/DBA <u>Greg Landry Carpenter</u>	Owner: (if different from applicant) Name <u>Lynn Roberts</u> Address <u>11 Luther St.</u> City, State & Zip <u>Peaks Island, Me. 04108</u>	Cost of Work: \$ <u>1,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30.00</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? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace exterior porch railing</u>		
Contractor's name: <u>Greg Landry</u>		Email: <u>greglandry@live.com</u>
Address: <u>3 city point rd</u>		
City, State & Zip <u>Peaks Island Me. 04108</u>		Telephone: <u>207-615-5826</u>
Who should we contact when the permit is ready: <u>Greg</u>		Telephone: <u>SAME</u>
Mailing address: <u>Same as above</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.

RECEIVED

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 forms for other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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: Greg Landry      Date: 1/10/2012

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

Dept. of Building Inspections  
City of Portland Maine

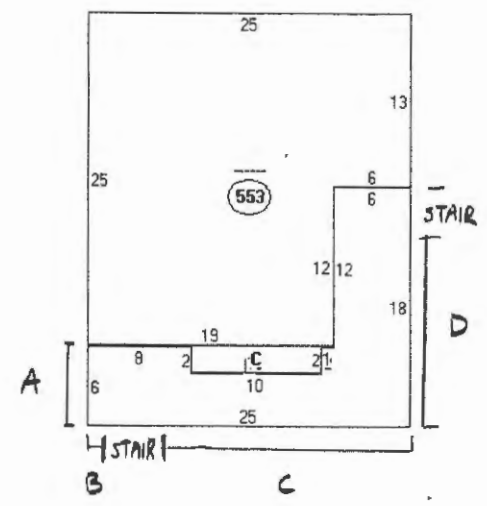
JAN 6 9 2012

Greg Landry  
3 City Point Rd. #5  
Peaks Island Me.  
04108

11 Luther St.  
Peaks Island Me.  
04108

Descriptor/Area

- A: 553 sqft
- B: OFF  
202 sqft
- C: FBAY  
20 sqft



ALL IRON Railings on exterior porch to be replaced. Sections A, B, C, & D

ALL existing ext. stairs are in good condition and appear to be up to code.

Sections  
to be replaced.

DATE: 1/09/12

ISLAND AV

LUTHER ST

STERLING ST

087 Z022

9

13

087 Z013

36

087 Z023

087 Z015

087 Z014

153

087 Z016

087 Z021

14

087 Z018

087 Z017

087 E0:

141 6

18

141 5

141 7

087 Z019

087 E030

141 4

087 E029

140 - 160  
139 - 159

141 3

087 Z020

141 2

141 1

21

087 E028

34 087 E018

2 - 90  
1 - 89

17

087 E027

087 E019

11

087 E026

087 E020

2 - 42  
1 - 41

128 - 138  
127 - 137

7

087 E025

087 E021

26

31

131

087 E022

16

087 EE017

130 B

130 A

087 E052

12

087 E024

087 E021

087 E020

2 - 42  
1 - 41

129

087 E022

16

31

STERLING ST

126

087 EE013

21

087 EE014

087 EE015

27

26  
25

17

087 EE010

30

087 FF001

087 EE011 24

18









# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 1.9. 20 12 \_\_\_\_\_

Received from Greg Landry

Location of Work 11 Luther St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 87-E-26

Check #: CA Total Collected \$ 30

**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