



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

7.7.2010

Received from Scott H. Smith

Location of Work 58 Elizabeth St

Cost of Construction \$ \_\_\_\_\_ Building Fee: 50

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

After fact  
 Certificate of Occupancy Fee: 200

Total: 250

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

877-6 \_\_\_\_\_ 100

Check # 150431 Total Collected \$ 250

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

Taken by: J. J.

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



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

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

Permit No: 10-1110	Issue Date:	CBL: 087 Y006001
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Location of Construction: 58 ELIZABETH ST PEAKS ISLAN	Owner Name: ERICO PAUL & HEATHER JTS	Owner Address: 58 ELIZABETH STREET	Phone:
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Business Name:	Contractor Name: Scottsdale Residential Construction	Contractor Address: 32 Mill Pond Road Windham	Phone: 2073176688
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2
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Past Use: Single Family Home	Proposed Use: Single Family Home - repair and replace deck joists No change in design	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IR-2003 ML
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Proposed Project Description: repair and replace deck joists No change in design	Signature:	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 09/07/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <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 <input type="checkbox"/> Date: <i>9/9/10</i>	<p><b>Zoning Appeal</b></p> <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:	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District 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:
	<p><b>PERMIT ISSUED</b></p> <p>SEP 9</p> <p>City of Portland</p>		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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## **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 Inspection 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 with construction.**

  X   **Final inspection required 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 OR 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.**

PERMIT ISSUED

SEP 9

City of Portland

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-1110	Date Applied For: 09/07/2010	CBL: 087 Y006001
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Location of Construction: 58 ELIZABETH ST PEAKS ISLAN	Owner Name: ERICO PAUL & HEATHER JTS	Owner Address: 58 ELIZABETH STREET	Phone:
Business Name:	Contractor Name: Scottsdale Residential Construction	Contractor Address: 32 Mill Pond Road Windham	Phone (207) 317-6688
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - repair and replace deck joists No change in design	Proposed Project Description: repair and replace deck joists No change in design
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/09/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the work is only for an existing 2nd floor deck replacement. The deck area shall not be enlarged or enclosed without permits and approvals.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Nicholas Adams	Approval Date: 09/14/2010
Note:	Ok to Issue: <input type="checkbox"/>		
<p>1) 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.</p> <p>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Comments: 9/14/2010-nadams: Spoke with owner all joist are directly over existing rafters. Secured with 1/2" x 6" lags. Ok to issue NLA
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PERMIT ISSUED

SEP 9

City of Portland



# 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: # <b>58 ELIZABETH ST. PEAKS IS. ME. 04108</b>		
Total Square Footage of Proposed Structure/Area <b>20'6" x 6'8"</b>	Square Footage of Lot	Number of Stories <b>2</b>
Tax Assessor's Chart, Block & Lot Chart# <b>87</b> Block# <b>Y</b> Lot# <b>6</b>	Applicant *must be owner, Lessee or Buyer* Name <b>Heather Erico</b> Address <b>58 ELIZABETH ST</b> City, State & Zip <b>04108.</b>	Telephone: <b>6535396</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>3000.00</b> C of O Fee: \$ _____ Total Fee: \$ <b>50 + 900</b>
Current legal use (i.e. single family) <u><b>SINGLE FAMILY</b></u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u><b>NO</b></u> If yes, please name _____ Project description: <b>TO HAVE DECK JOISTS (EXISTING) REMOVED AND TO REPLACE WITH NEW ONES. NO CHANGES IN DESIGN FROM ORIGINAL DECK.</b>		
Contractor's name: <u><b>SCOTTSDALE RESIDENTIAL CONSTRUCTION LLC</b></u> Address: <u><b>32 MILL POND RD</b></u> City, State & Zip <u><b>WINDHAM ME 04062</b></u> Telephone: <u><b>207 317 6688</b></u> Who should we contact when the permit is ready: <u><b>STUART JACKSON</b></u> Telephone: <u><b>207 712 8449</b></u> Mailing address: <u><b>SAME AS ABOVE</b></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](http://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: **Heather Erico** Date: **6/15/10**

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

*City of Portland Office of Planning and Permits  
Deck Permit for Paul and Heather Erico  
#58 Elizabeth St. Peaks Island, Maine 04108  
Scottsdale Residential Construction LLC*

Section 1

**Complete Plot Plan showing all structures and proposed structures with distances to all property lines.**

See attached Diagram A1.

To: The City of Portland, Office of Planning and Permits

Date: July 15, 2010

Subject: Request for a Building Permit for a second story deck renovation

Property Owners: Paul and Heather Erico  
58 Elizabeth St. Peaks Island, Maine 04108

To Whom It May Concern:

Scottsdale Residential Construction LLC is placing a request for a building permit for a deck renovation in the name of the above property owners for work to be performed on the property located at 58 Elizabeth St. Peaks Island, Maine 04108.

Below you will find our checklist that conforms to the one provided by the City of Portland, Office of Planning, as specifically pertaining to New/Renovated deck construction.

1. **A complete plot plan showing all structures and proposed structures with distances to all property lines labeled:** Please see Page 2.
2. **Type of foundation system:** Please see Page 3.
3. **Framing members:** Please see Page 4.
4. **Guardrails and Handrail detail:** Please see Page 5.
5. **Stair details:** Please see Page 6.

If the Office of Planning and Permits has any questions concerning the proposed plans presented please call or email Scottsdale Residential Construction LLC at anytime.

Thank you for your time in this matter.

Sincerely,

Stuart Jackson



City of Portland Office of Planning and Permits  
Deck Permit for Paul and Heather Erivo  
#58 Elizabeth St. Peaks Island, Maine 04108  
Scottsdale residential Construction LLC

Section 3

**Framing Members**

- a. Columns/wood size and location (members supporting framing of floor system).  
Not applicable: Deck System is a second story system sitting atop first floor framing.
- b. Ledger size and spacing attaching ledger:  
Ledger is a PT 2x3 (in direct contact with roof system) and attached with 6" lag bolts and washers.
- c. Fastner size and spacing attaching ledger:  
Ledger is attached with 6" lag bolts at 16" o/c and supplemented with 12d nailing.
- d. Girder size and spans carrying floor system:  
Girder consists of PT triple 2x6. No span; girder is directly supported by the roof system.  
*1/2" x 6" Galvanized ✓*
- e. Joist Size, Span and Spacing: ? ✓  
Joists are PT 2x6 (tipped) to match existing roof angle. These joists are located directly above lower roof rafter system and spaced 16" o/c.  
*Need 1 1/2" Bracing in not on existing Top plate No Need ✓  
Right side of photo*
- f. Joists are connected to girder by nailing through first PT 2x6 of girder system and into each joist member. The joists are connected to ledger at wall by 12d toenailing.

*City of Portland Office of Planning and Permits  
Deck Permit for Paul and Heather Erico  
#58 Elizabeth St. Peaks Island, Maine 04108  
Scottsdale Residential Construction LLC*

Section 4.

**Guardrails and Handrails Details**

- a. Guardrail Height:  
Guardrail height is 36"3/4 off the deck. *OK*
  
- b. Baluster Spacing:  
Balusters are PT 1" 1/4 x 1" 1/4 spaced at 5"1/8 o/c. The spacing from face of baluster to baluster is 3"7/8 *OK*
  
- c. Handrail Height  
Not applicable; there are no stairs involved in this application. *OK*



*City of Portland Office of Planning and Permits  
Deck Permit for Paul and Heather Erico  
#58 Elizabeth St. Peaks Island, Maine 04108  
Scottsdale Residential Construction LLC*

Section 5

**Stair Details**

- |   |                |
|---|----------------|
| a. Tread Depth (measured nosing to nosing): | Not applicable |
| b. Riser height:                            | Not applicable |
| c. Nosing on tread:                         | Not applicable |
| d. Width of stairs:                         | Not applicable |

Diagram A1

Plot Plan for 58 Elizabeth St. Peaks Island Maine 04108  
Heather and Paul Erico

Front of the Lot (facing Elizabeth st.)

