

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0311 Issue Date: APR 15 2009 CBL: 111 A006001

Location of Construction: 91 DEERFIELD RD Owner Name: TODD BENJAMIN C Owner Address: 91 DEERFIELD RD
Business Name: Contractor Name: Contractor Address:
Lessee/Buyer's Name: Phone: Permit Type: Demolition - Building/Rebuild Zone: R-5

Past Use: Single Family Home Proposed Use: Single Family Home - remove old garage Build new 20' x20' Garage w/ foundation
Permit Fee: \$80.00 Cost of Work: \$6,000.00 CEO District: 1
FIRE DEPT: N/A INSPECTION: Use Group: R-3/u Type: SB IRC 2003

Proposed Project Description: remove old garage Build new 20' x20' Garage w/ foundation
Signature: Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: Date:

Permit Taken By: Ldobson Date Applied For: 04/13/2009 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.
Special Zone or Reviews: Wetland, Flood Zone, Subdivision, Site Plan
Zoning Appeal: Variance, Miscellaneous, Conditional Use, Interpretation, Approved, Denied
Historic Preservation: Not in District or Landmark, Does Not Require Review, Requires Review, Approved, Approved w/Conditions, Denied
Date: 5/15/09

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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- A pre-demolition inspection is required prior to demolition.
- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

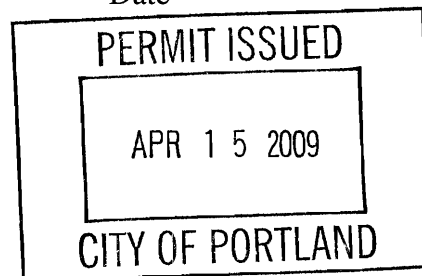
Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

5/15/09



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 090311

Please Read Application And Notes, If Any, Attached

This is to certify that TODD BENJAMIN C
has permission to remove old garage Build new 12x20' Garage w/ foundation
AT 91 DEERFIELD RD City of Portland 111 A006001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information

Notification of inspection must be given and written permission procured before this building or part thereof is inhabited or otherwise used-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

APR 15 2009

CITY OF PORTLAND

Department Name

[Handwritten Signature]

5/15/09

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0311	Date Applied For: 04/13/2009	CBL: 111 A006001
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Location of Construction: 91 DEERFIELD RD	Owner Name: TODD BENJAMIN C	Owner Address: 91 DEERFIELD RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolition - Building/Rebuild	

Proposed Use: Single Family Home - remove old garage Build new 20' x20' Garage w/ foundation	Proposed Project Description: remove old garage Build new 20' x20' Garage w/ foundation
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/15/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

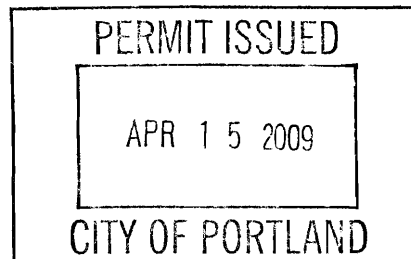
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/15/2009

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

4/22/2009-tmm: left message for owner - cannot build proposed garage - current garage is non-conforming and it is proposed to build it closer and larger to the rear and side lines /tmm





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>7 DEERFIELD RD</u>		
Total Square Footage of Proposed Structure/Area <u>500 SQ. FT.</u>	Square Footage of Lot <u>0.215 ACRES</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>4</u> Lot# <u>6</u>	Applicant * must be owner, Lessee or Buyer * Name <u>BENJAMIN TOOD</u> Address <u>71 DEERFIELD RD</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-317-1597</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME AS ABOVE</u> Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>80.00</u>
Current legal use (i.e. single family) <u>SPACE</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>NEW SPACE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>REMOVE OLD GARAGE DUE TO POOL FOUNDATION, INSTALL NEW FOUNDATION IN EXISTING FOOTPRINT, BUILT NEW <u>CONDO</u> GARAGE STRUCTURE.</u>		
Contractor's name: <u>SELF</u>		
Address: _____		
City, State & Zip _____		Telephone: <u>907-317-1897</u>
Who should we contact when the permit is ready: <u>BENJAMIN TOOD</u>		Telephone: <u>207-317-1597</u>
Mailing address: <u>71 DEERFIELD RD PORTLAND, ME 04101</u>		

Call

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: [Signature] Date: 4/13/09 APR 13 2009

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- ~~N/A~~ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ~~N/A~~ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- ~~N/A~~ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- ~~N/A~~ Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- ~~N/A~~ A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.**



Demolition Call List & Requirements

Site Address: 91 LEEFARFUR RD

Owner: RENO TOOL

Structure Type: CONCRETE

Contractor: SELF

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>DIG SAFE 3/8</u>
Northern Utilities	797-8002 ext 6241	<u>BIGGAT 3/8</u>
Portland Water District	761-8310	<u>STEPHANIE SHAW 3/8</u>
Dig Safe	1-888-344-7233	<u>20091504384 3/8</u> <u>076 #</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCY COE 3/7</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL MERRITT 3/7</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 3/7</u>
Fire Dispatcher	874-8576	<u>SHARYL 3/7</u>
DEP – Environmental (Augusta)	287-2651	<u>SANDY MOODY 3/7</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

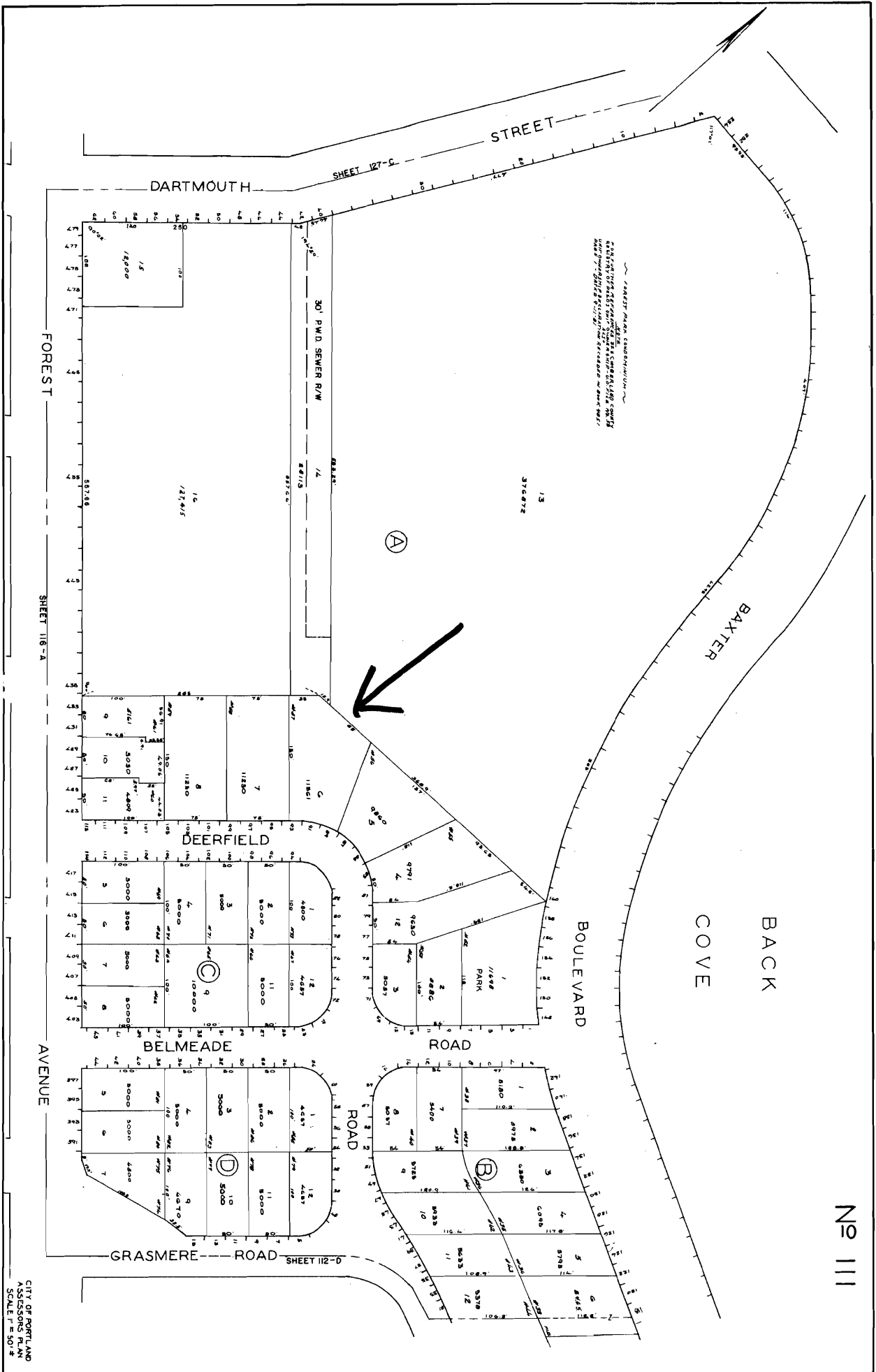
Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 4/13/09

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



No 111

Benjamin Todd
91 Deerfield Rd
312-1897
Garage Replacement

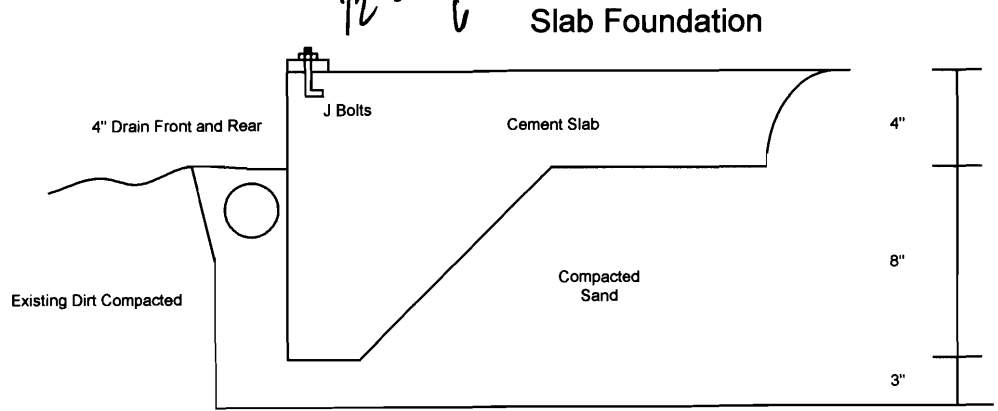


APR 28 2009
BENJAMIN TODD

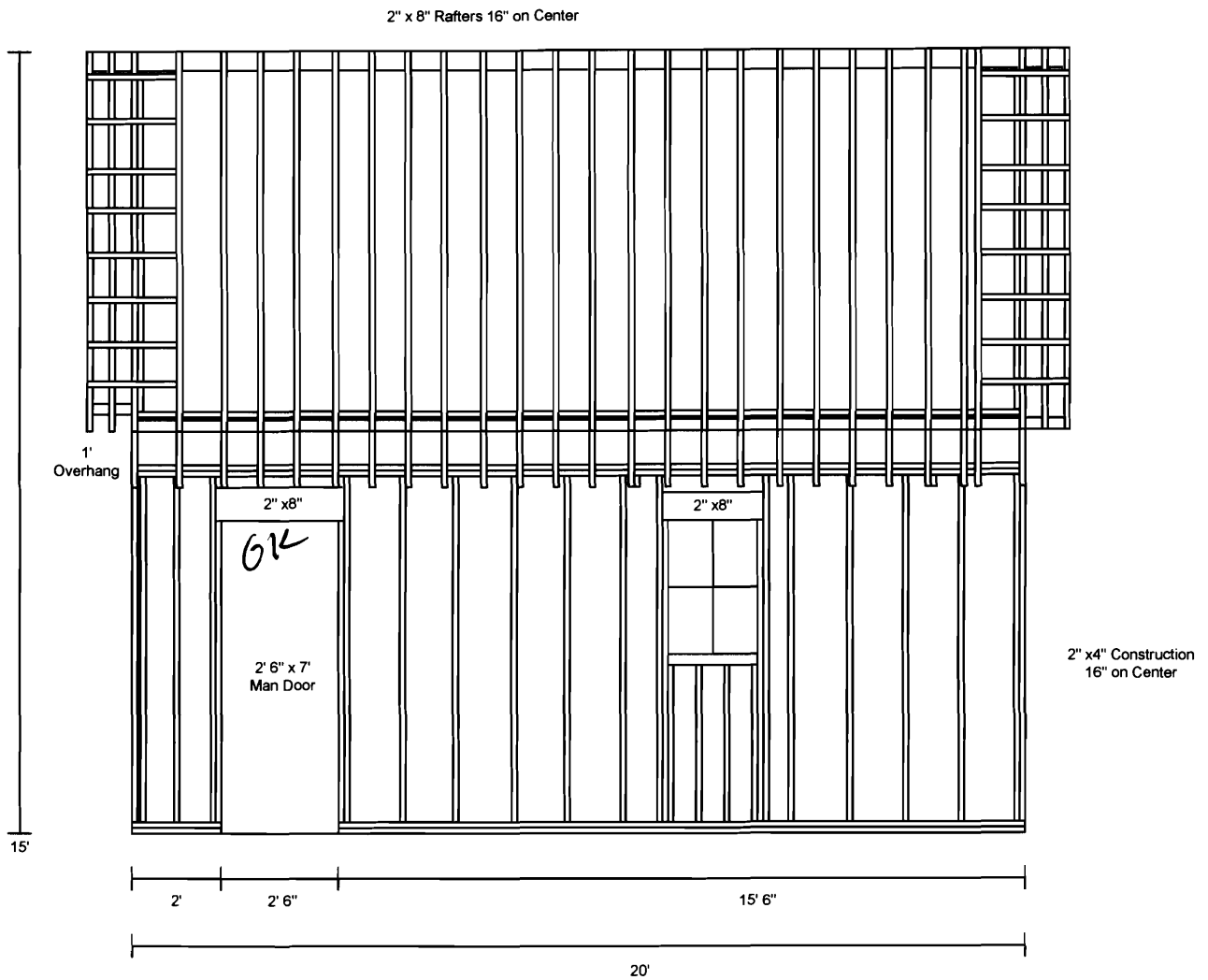
Garage Replacement

Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

*1/2" diam bolts - min 7" into slab
6' oc within 12" corner*



Right Side View



Garage Replacement

Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

Window & Man Door Header Detail

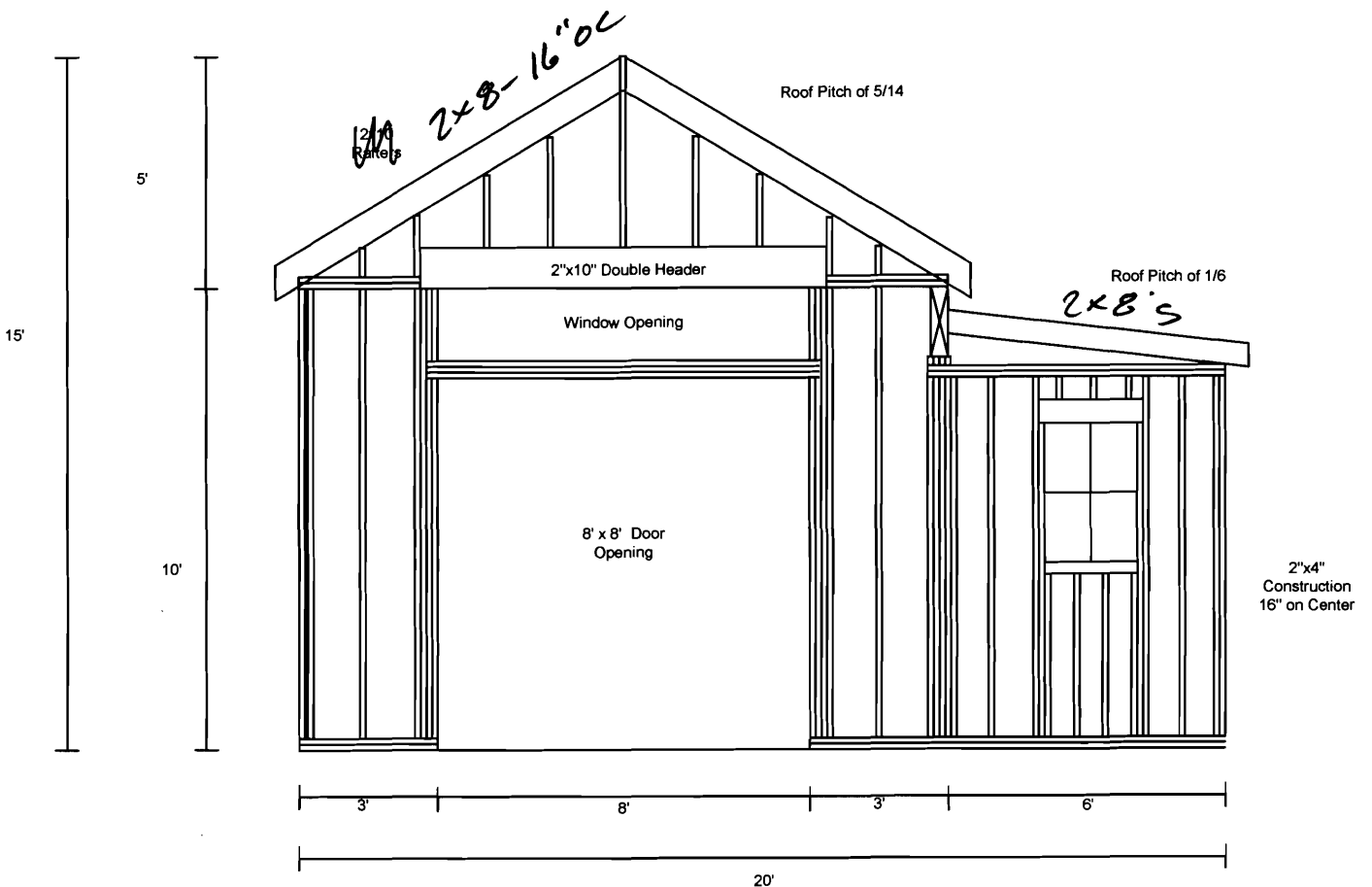
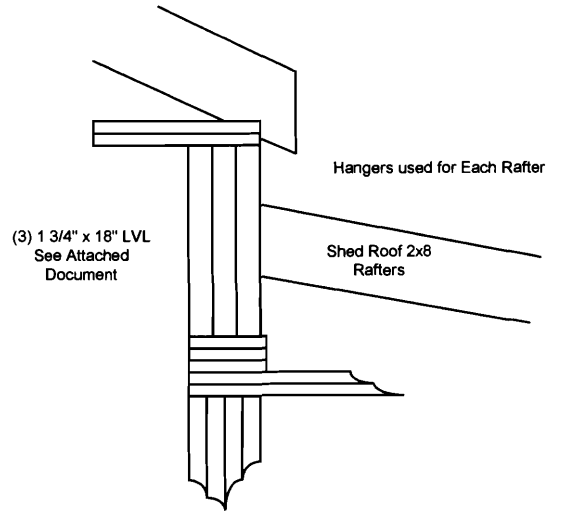


2"x8" Double Header
Plywood Spacer

Garage Door Header Detail



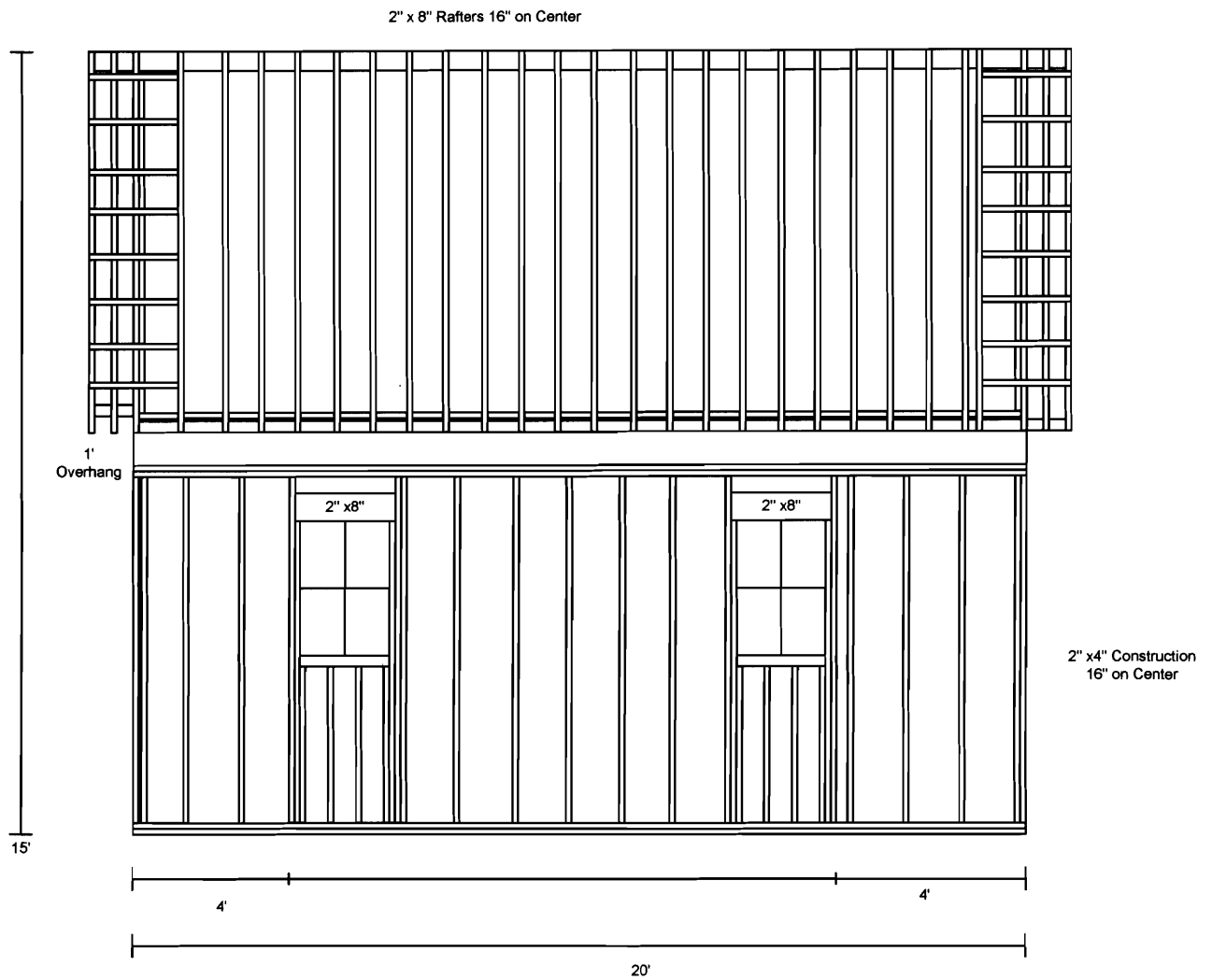
2"x10" Double Header
Plywood Spacer



Garage Replacement

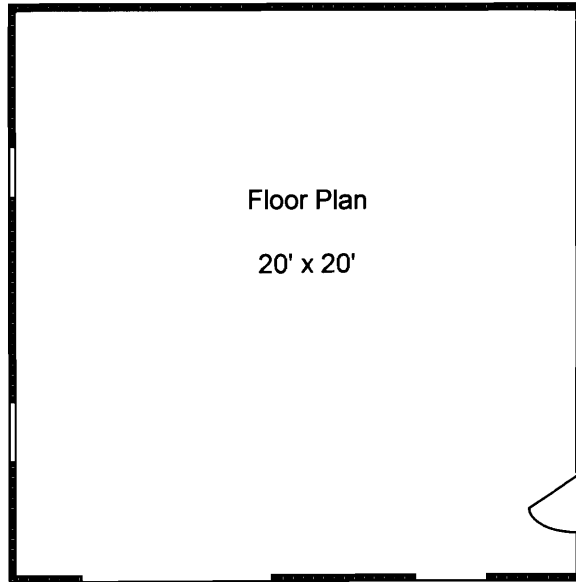
Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

Left Side View

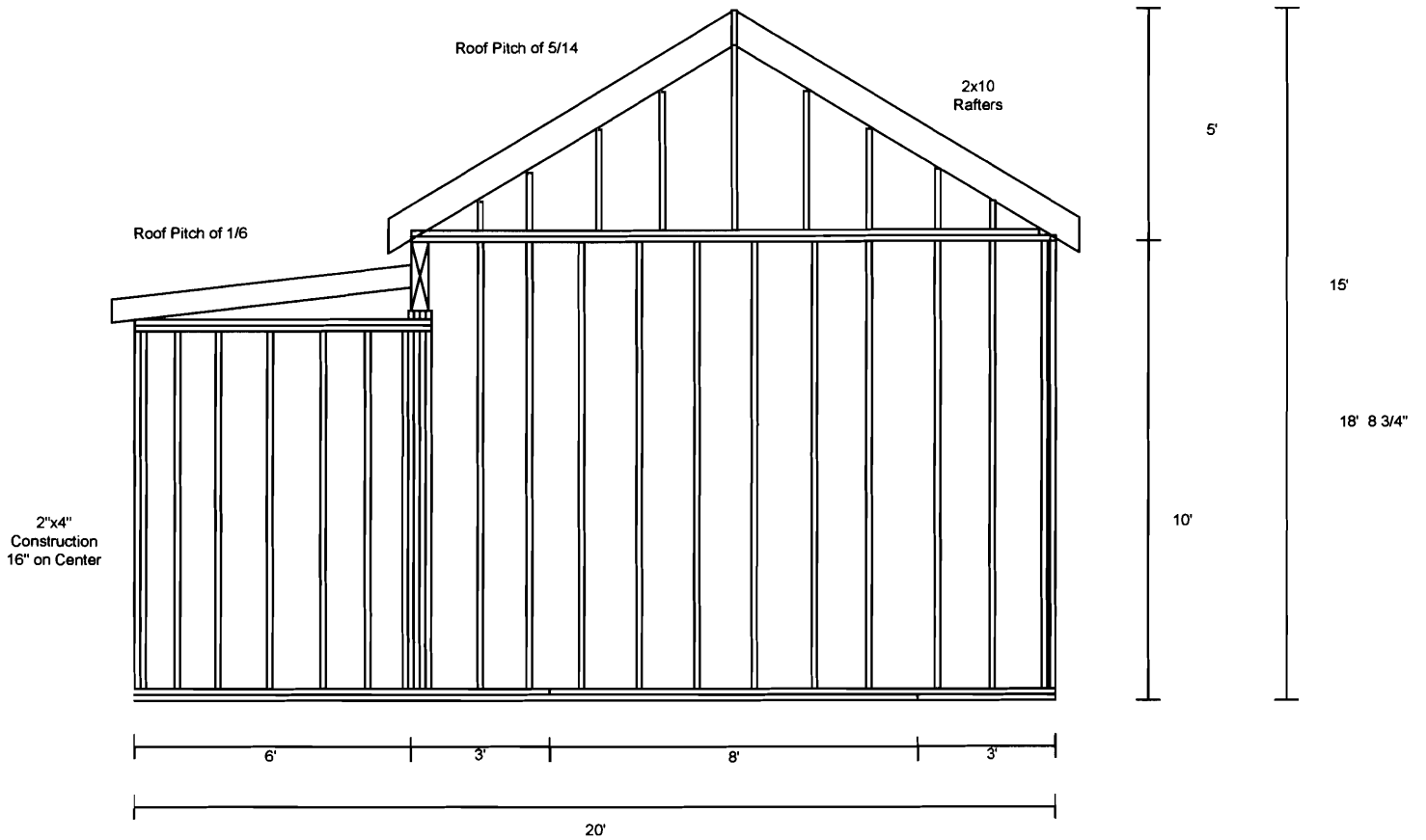


Garage Replacement

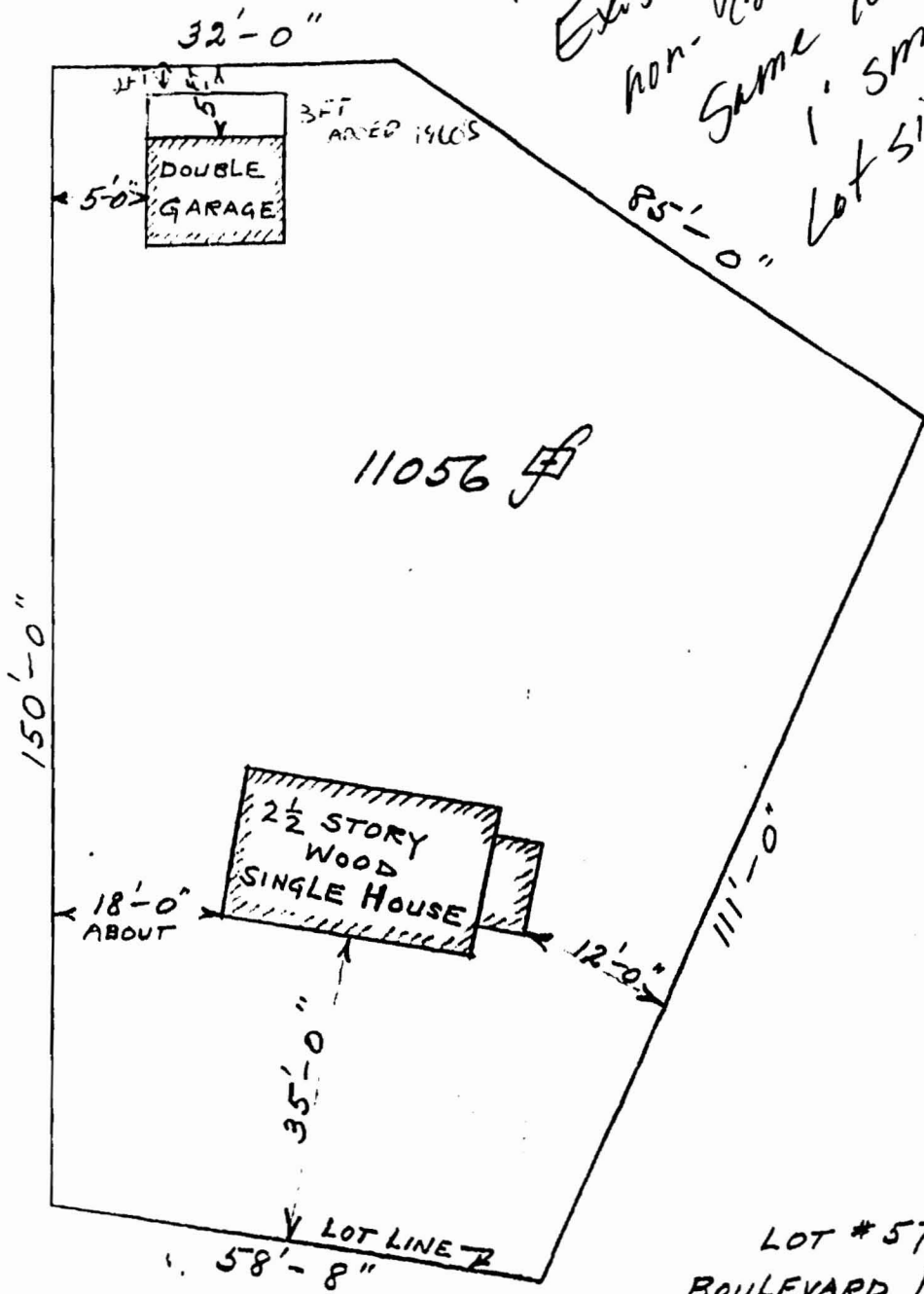
Benjamin Todd
91 Deerfield Rd
Portland, ME 04101



Rear View



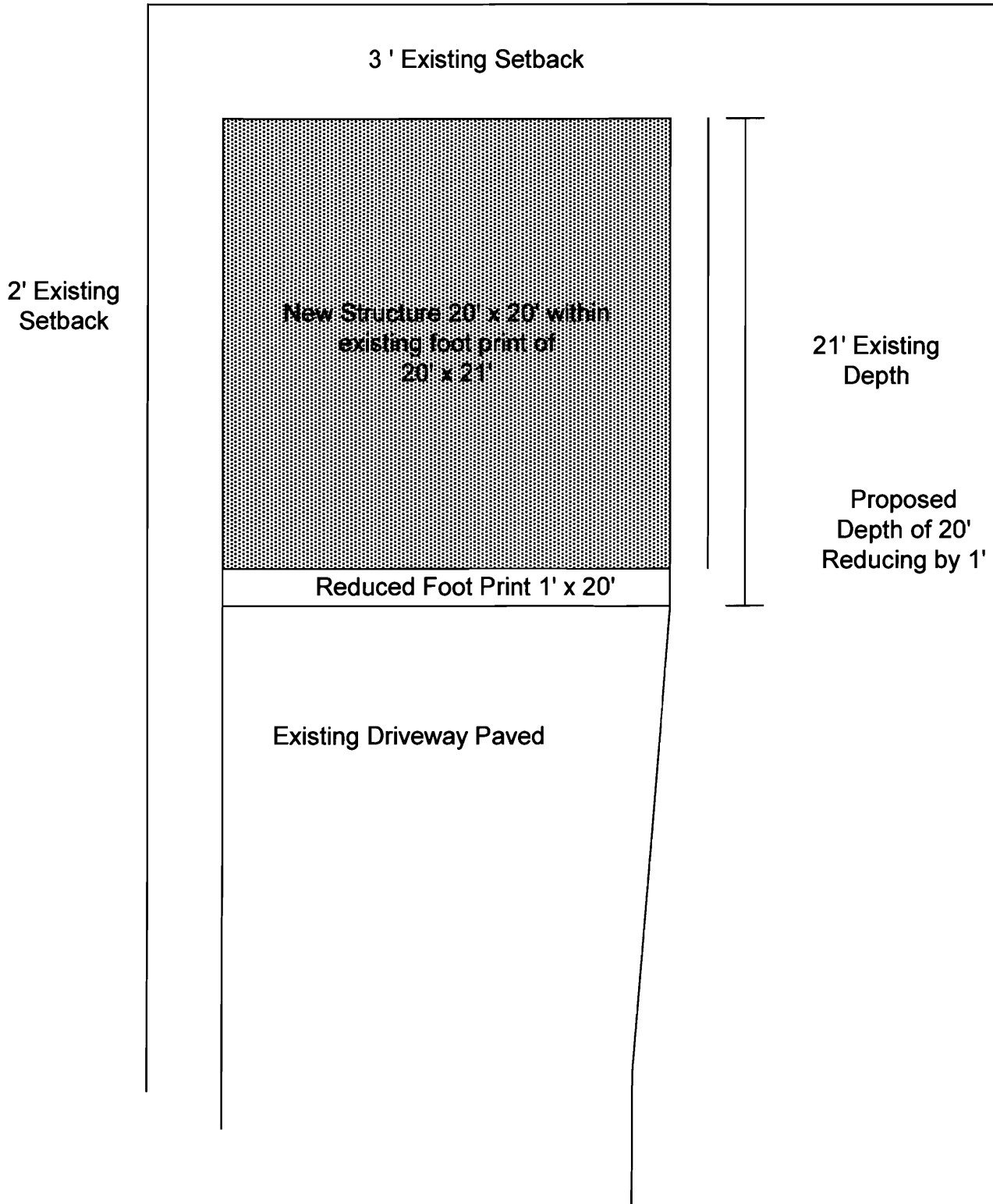
R-5 -
Existing
non-conforming -
Same location -
1' smaller -
Lot size + cov -
OK



LOT # 57 ON
BOULEVARD PARK
PLAN.

DEERFIELD ROAD.

**Benjamin Todd
91 Deerfield Rd
Garage Replacement**







Schedule Inspection | Add | Find | Print Permit | Print C of O | Print Insp | Invoicing | Taxes Due | Close

Prmt | Text93 | 15862 | Constr Type | Other | Num1 | 90311

Permit Nbr | 09-0311 | Location of Construction | 91 | DEERFIELD RD | Appl. Date | 04/13/2009
 Status | Hold | Permit Type | Demolition - Building/Rebuild | Issue Date |
 CBL | 111 A006001 | District Nbr | 1 | Estimated Cost | \$6,000.00 | Date Closed |

Comment Date	Comment	Add	Delete	Save	Print
04/22/2009	left message for owner - cannot build proposed garage - current garage is non-conforming and it is proposed to build it closer and larger to the rear and side lines /tmm				
	Name tmm	Follow Up Date	Completed	<input type="checkbox"/>	

CreatedBy | Ldobson | CreateDate | 04/14/2009 | ModBy | tmm | ModDate | 04/22/2009
 Time | 10:47 AM | Time | 11:09 AM

Garage Replacement

Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

Window & Man Door Header Detail

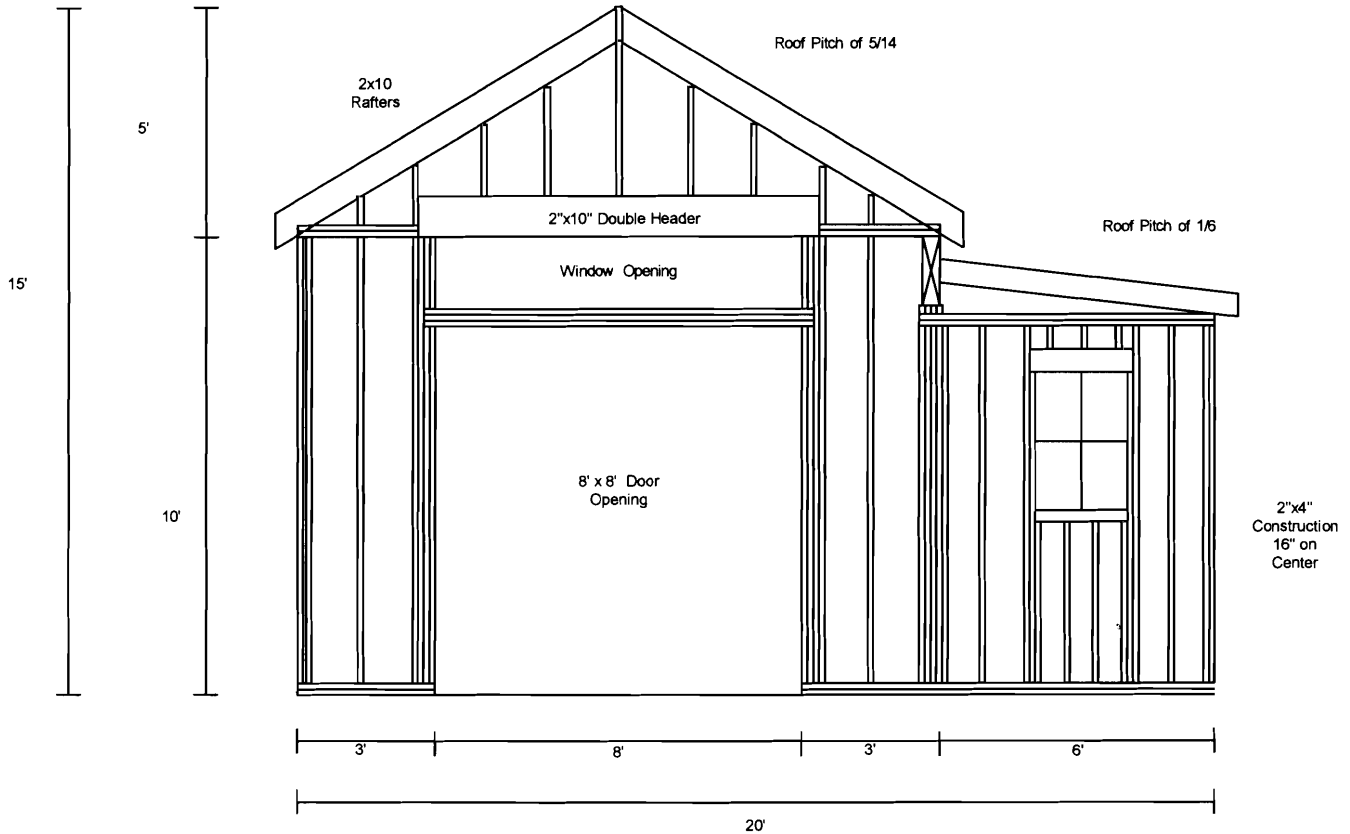
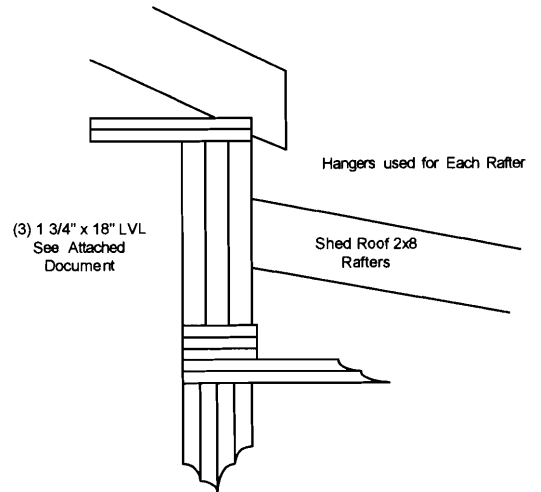


2"x8" Double Header Plywood Spacer

Garage Door Header Detail

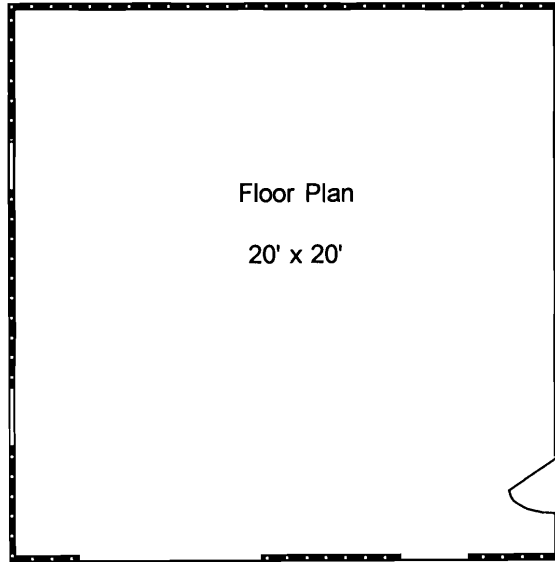


2"x10" Double Header Plywood Spacer

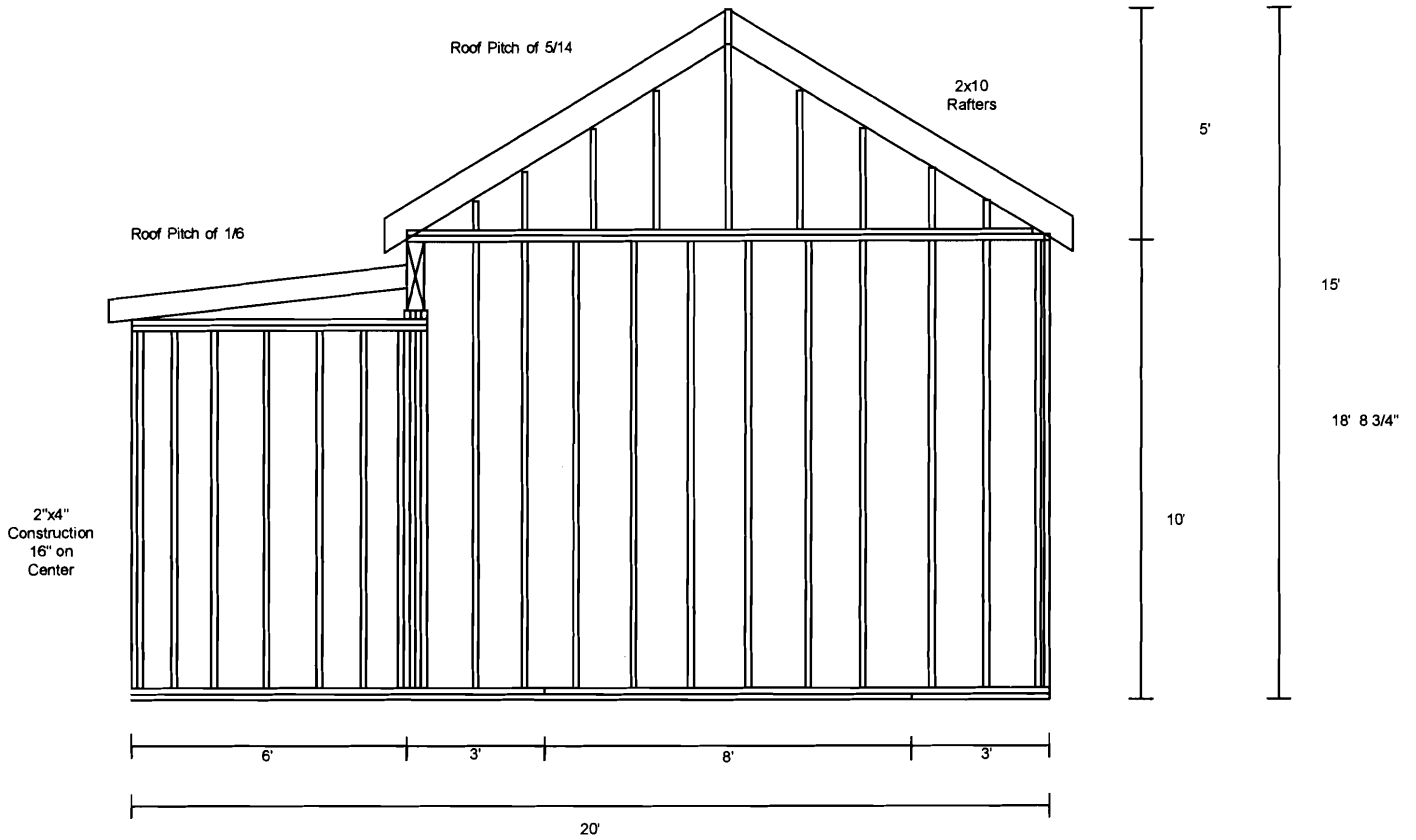


Garage Replacement

Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

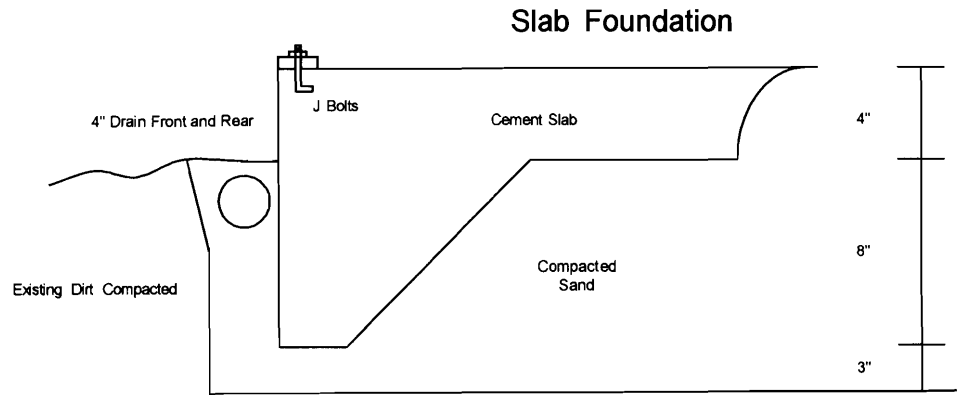


Rear View

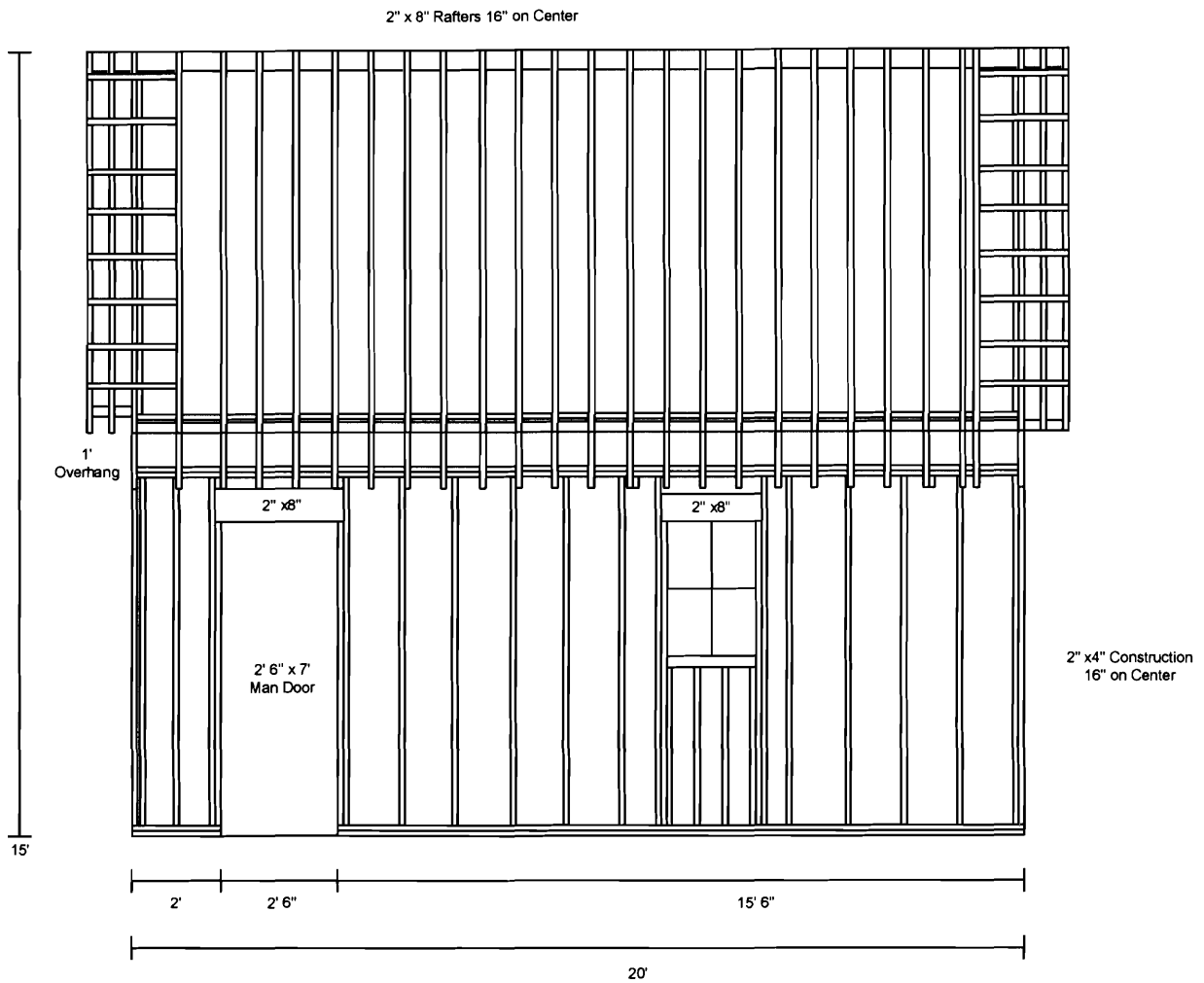


Garage Replacement

Benjamin Todd
91 Deerfield Rd
Portland, ME 04101

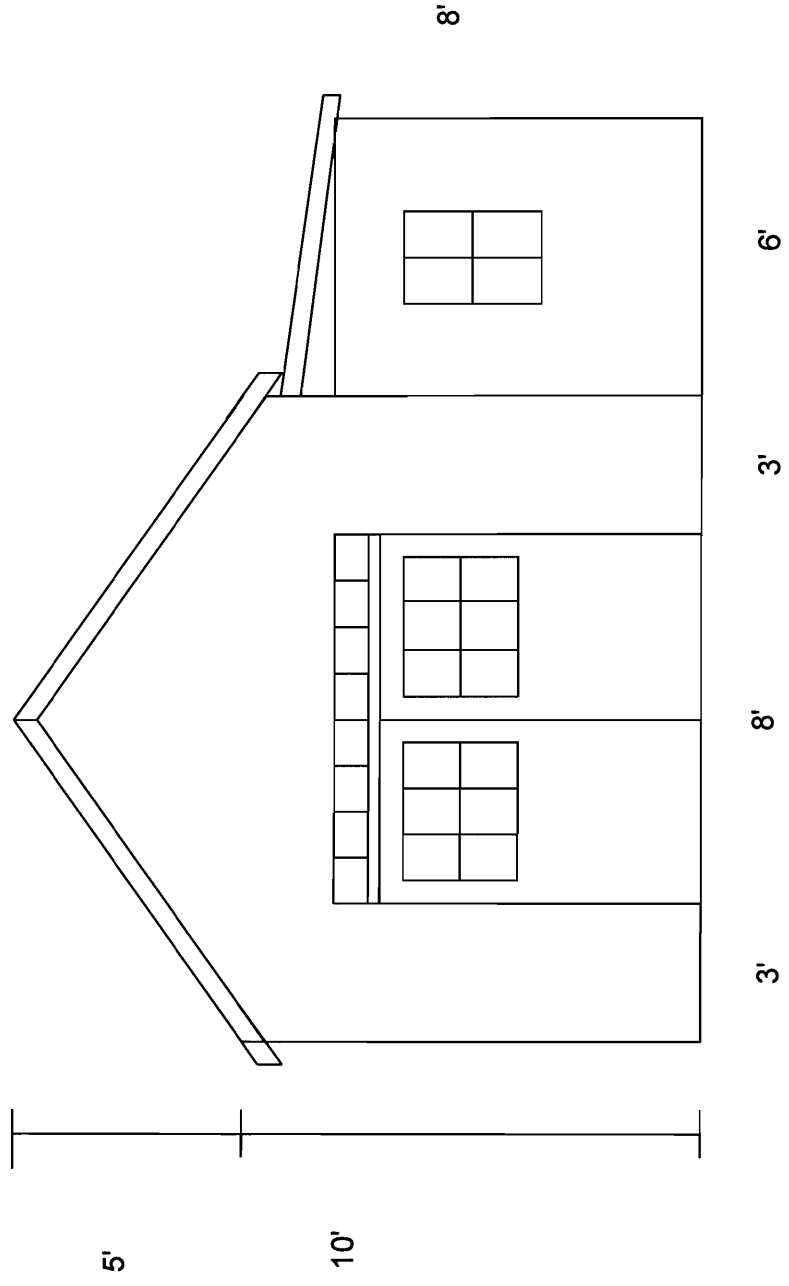


Right Side View

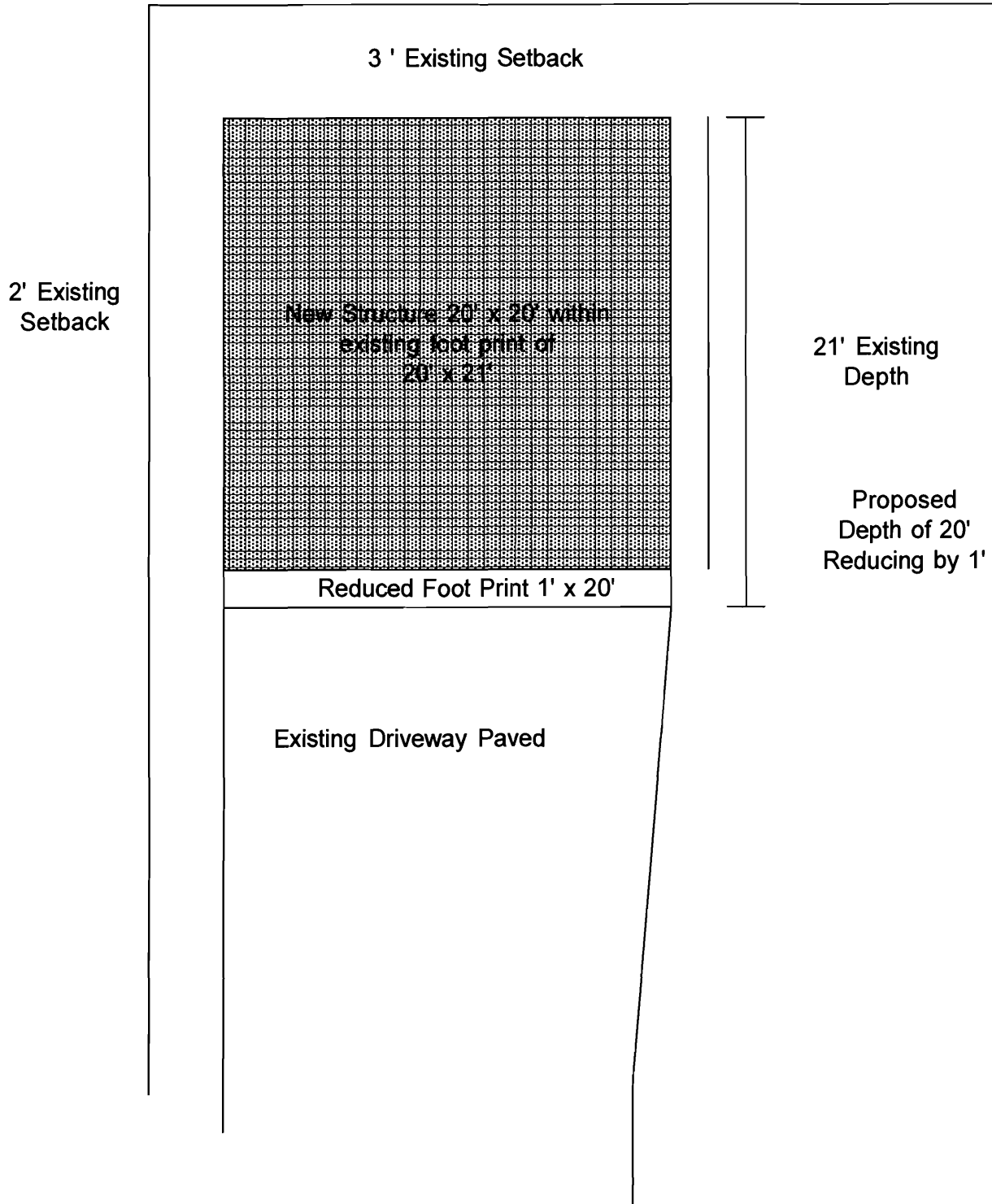


Benjamin Todd
91 Deerfield Rd

Garage Replacement

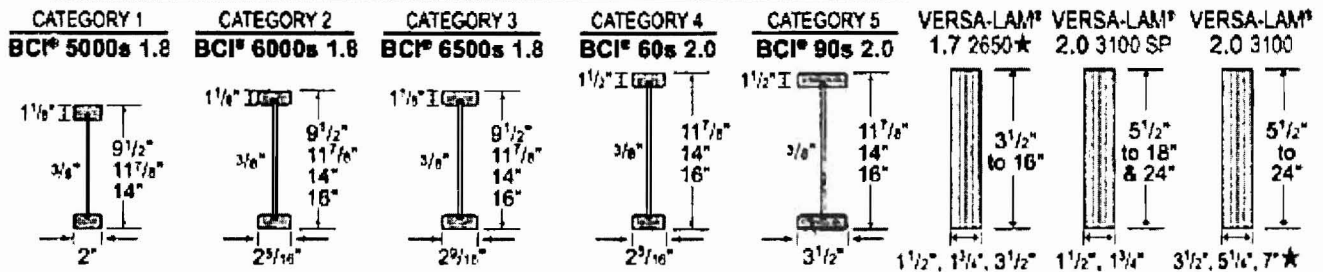


**Benjamin Todd
91 Deerfield Rd
Garage Replacement**



Eastern Product Profiles

BCI® Joists



★ Product may not be available. Check with supplier or Boise representative for availability.
 Increase in category is an increase in span length. See below for BCI® Residential Floor Span Tables.
 ★ For further information, refer to VERSA-LAM® 1.7 2650 Header Guide.

Residential Floor Span Tables

About Floor Performance.

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user to determine their expectation is critical. **Vibration** is usually the cause of most complaints. Installing lateral bridging may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to

increase the joist depth, limit joist deflections, glue and screw a thicker, tongue-and-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.

The floor span tables listed below offer three very different performance options, based on performance requirements of the homeowner.

Joist Depth	BCI® Joist Series	★★★ THREE STAR ★★★					★★★ FOUR STAR ★★★					★ MINIMUM STIFFNESS ALLOWED BY CODE ★																																		
		Live Load deflection limited to L/480: The common industry and design community standard for residential floor joists, 33% stiffer than L/360 code minimum. However, floor performance may still be an issue in certain applications, especially with 9 1/2" and 11 7/8" deep joists without a direct-attached ceiling.															Live Load deflection limited to L/360: In addition to providing a floor that is 66% stiffer than the three star floor, field experience has been incorporated into the values to provide a floor with a premium performance level for the more discriminating homeowner.															Live Load deflection limited to L/360: Floors that meet the minimum building code L/360 criteria are structurally sound to carry the specified loads; however, there is a much higher risk of floor performance issues. This table should only be used for applications where floor performance is not a concern.														
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.																									
9 1/2"	5000s 1.8	17-6"	18-0"	18-2"	14-1"	12-5"	11-6"	11-5"	10-0"	10-0"	9-11"	18-4"	17-9"	16-4"	14-7"	12-5"																														
	6000s 1.8	18-2"	18-5"	18-5"	14-5"	13-4"	11-6"	11-5"	10-0"	10-0"	10-0"	20-2"	18-5"	17-5"	15-9"	13-8"																														
	6500s 1.8	18-5"	17-12"	18-2"	15-0"	13-5"	11-5"	11-5"	10-0"	10-0"	10-0"	20-5"	18-11"	17-10"	16-7"	14-3"																														
11 1/8"	5000s 1.8	20-9"	19-0"	17-11"	16-7"	13-4"	15-6"	14-9"	13-11"	12-11"	11-9"	23-0"	20-4"	18-6"	16-7"	13-4"																														
	6000s 1.8	21-7"	19-5"	18-7"	17-5"	14-10"	15-6"	15-4"	14-5"	13-5"	12-12"	23-10"	21-10"	20-0"	17-11"	14-10"																														
	6500s 1.8	22-2"	20-3"	19-2"	17-10"	14-10"	15-6"	15-10"	14-11"	13-10"	12-7"	24-6"	22-5"	21-15"	18-10"	14-10"																														
	60s 2.0	23-7"	21-5"	20-4"	18-11"	17-3"	15-0"	15-0"	13-6"	13-6"	13-3"	26-15"	23-10"	22-5"	21-0"	17-3"																														
	90s 2.0	25-7"	23-3"	22-10"	21-3"	19-4"	15-0"	15-10"	13-5"	13-5"	14-10"	28-5"	25-10"	25-3"	23-5"	19-4"																														
14"	6000s 1.8	23-7"	21-7"	20-2"	18-0"	13-11"	15-6"	15-10"	13-11"	13-5"	12-5"	25-7"	22-15"	20-2"	18-0"	13-11"																														
	6000s 1.8	24-5"	22-5"	21-2"	19-6"	15-5"	19-2"	17-6"	15-6"	15-4"	13-11"	27-15"	23-11"	21-10"	19-6"	15-5"																														
	6500s 1.8	25-2"	23-0"	21-5"	20-2"	15-5"	19-5"	17-11"	15-11"	15-6"	14-3"	27-9"	25-2"	22-11"	20-5"	15-5"																														
	60s 2.0	26-0"	24-5"	23-0"	21-5"	17-5"	20-11"	19-0"	17-11"	15-7"	15-12"	29-7"	27-0"	25-5"	23-3"	17-5"																														
	90s 2.0	30-11"	27-5"	25-10"	24-0"	19-6"	23-6"	21-12"	20-6"	18-5"	18-6"	33-3"	30-4"	28-7"	26-0"	19-6"																														
16"	6000s 1.8	27-0"	24-5"	23-4"	20-10"	15-5"	21-2"	19-4"	18-2"	16-11"	15-4"	29-5"	26-5"	23-4"	20-10"	15-5"																														
	6500s 1.8	27-6"	25-4"	23-11"	21-1"	15-9"	21-9"	19-6"	18-5"	17-4"	15-8"	30-5"	28-11"	24-6"	21-1"	15-9"																														
	60s 2.0	29-7"	27-0"	25-6"	23-5"	17-7"	23-2"	21-11"	19-10"	18-5"	18-6"	32-5"	29-10"	26-2"	23-5"	17-7"																														
	90s 2.0	33-4"	30-4"	28-7"	26-2"	19-7"	32-0"	28-7"	22-2"	20-6"	18-7"	36-10"	33-7"	31-5"	28-2"	19-7"																														

- Span table is based on a residential floor load of 40 psf live load and 10 psf dead load (12 psf dead load for 90s 2.0 joists)
- Span values assume 2 1/2" minimum plywood/OSB rated sheathing is glued and nailed to joists for composite action (joists spaced at 32" o.c. require sheathing rated for such spacing - 1/2" plywood/OSB)
- Span values represent the most restrictive of simple or multiple span applications.
- Span values are the maximum allowable clear distance between supports
- Table values assume minimum bearing lengths without web stiffeners for joist depths of 18" inches and less.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® sizing software.

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CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

20

Received from

Location of Work

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 111 A 006

Check #: 66 **Total Collected \$** 30.00

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: _____

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