

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



**PERMIT ISSUED**  
Permit Number: 051641  
NOV - 9 2005  
CITY OF PORTLAND

This is to certify that Wagner Elizabeth S /Dan K ort Building & Remodeling  
has permission to Build a 300 sf sunroom addi 2 exte rrairs stairs & a shed  
AT 176 Caleb St 121 F010001

provided that the person or persons orm or ation cepting this permit shall comply with all  
of the provisions of the Statutes of ine and of the ances of the City of Portland regulating  
the construction, maintenance and 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 when permission procured before this building or part thereof is loaded or enclosed-in-4  
**YOUR NOTICE IS REQUIRED.**

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

**OTHER REWIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

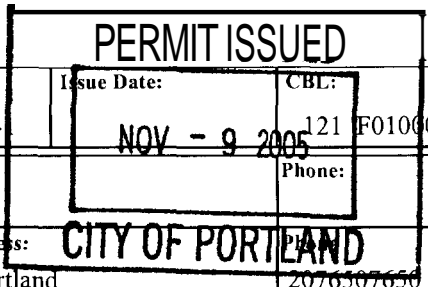
*Dennis Banko 11/9/05*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 05-164	Issue Date: <b>NOV - 9 2005</b>	CBL: 121 F010001
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<b>Location of Construction:</b> 176 Caleb St	<b>Owner Name:</b> Wagner Elizabeth S	<b>Owner Address:</b> 176 Caleb St
<b>Business Name:</b>	<b>Contractor Name:</b> Dan Kolbert Building & Remodeling	<b>Contractor Address:</b> 90 Gray St Portland 2076307650
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings
		<b>Zone:</b> R3

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family w/300sf sunroom addition, exterior stairs & attached shed 1	<b>Permit Fee:</b> \$471.00	<b>Cost of Work:</b> \$50,000.00	<b>CEO District:</b> 3
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group R3 Type SB IRC-2003 Signature: JMB 11/9/05	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

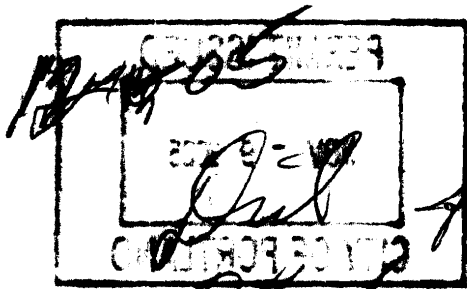
<b>Permit Taken By:</b> jmb	<b>Date Applied For:</b> 11/09/2005	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: JMB 11/9/05	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: JMB
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**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



Out  
OK to Pursue

02/13/06 - checked program, 2 electronic  
new sensor - OK - spoke about new bands,  
heads + 1 ser requirements w/ Dan Roberts OK to  
do in. Jim M.

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

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

<b>Permit No:</b> 05-1641	<b>Date Applied For:</b> 11/09/2005	<b>CBL:</b> 121 F010001
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<b>Location of Construction:</b> 176 Caleb St	<b>Owner Name:</b> Wagner Elizabeth S	<b>Owner Address:</b> 176 Caleb St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dan Kolbert Building & Remodeling	<b>Contractor Address:</b> 90 Gray St Portland	<b>Phone</b> (207) 650-7650
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family w/300sf sunroom addition, 2 exterior stairs & attached shed	<b>Proposed Project Description:</b> Build a 300 sf sunroom addition, 2 exterior attached stairs & attached shed
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/09/2005  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/09/2005  
**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heatmg.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# Residential Building Permit Application

If you or the property owner on-ers real estate or personal property taxes or user charges on any property within the City, payinrnt arrangements must be made before permits of any kind are accepted.

Location/Address of Construction:

176 Caleb St.

Total Square Footage of Proposed Structure

325 sq. ft.

Square Footage of Lot

Tax Assessor's Chart, Block & Lot

Chart#

121

Block#

F

Lot#

10

Owner:

Elizabeth Wagner

Telephone:

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:

Dan Kolbert Building, Inc.  
90 Gray St. Portland 04102

Cost Of Work: \$

50,000

Fee: \$

477.00

Current Specific use:

no existing single family home

Proposed Specific use:

Addition

Project description:

Sun room addition on rear of house

Contractor's name, address & telephone:

Dan Kolbert Bldg, Inc - above

Who should we contact when the permit is ready:

Dan Kolbert

Mailing address:

Phone:

650-7650

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant:

D. Kolbert

Date:

11/8/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building** Location Inspection: Prior to pouring concrete
- Re-Bar** Schedule Inspection: Prior to pouring concrete
- Foundation** Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical**: Prior to any insulating or drywalling
- Final/Certificate of Occupancy**: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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] \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Applicant/Designee  
[Signature] \_\_\_\_\_ Date/ 11/9/05  
Signature of Inspections Official

CBL: 21-F-10 Building Permit #: 05-1641



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	121 F010001
Location	176 CALEB ST
Land Use	SINGLE FAMILY
Owner Address	WAGNER ELIZABETH S 176 CALEB ST PORTLAND ME 04102
Book/Page	22206/185
Legal	121-F-LO CALEB ST 174-180 11947 SF

11/9 930 Dem

R3

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$88,360	\$115,770	\$204,130

#1641

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$138,500	\$117,300	\$255,800

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1958	Ranch	1	1841	0.274	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	5	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
01/06/2005	LAND + BLDING	\$3207000	22206-185
02/15/2001	LAND + BLDING	\$182,000	16027-269

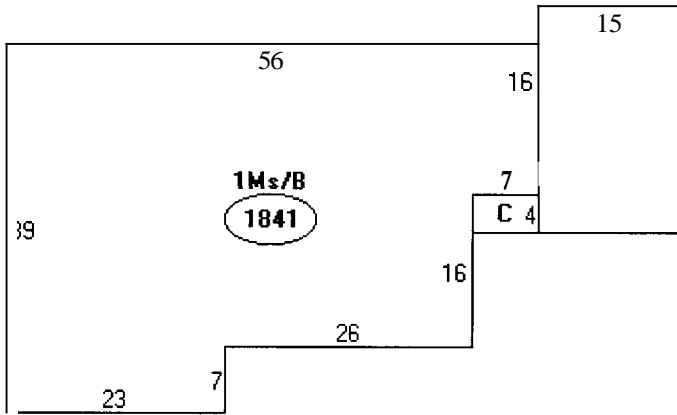
**Picture and Sketch**

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-





Descriptor/Area

A: 1Ms/B  
1841 sqft

B: FG  
360 sqft

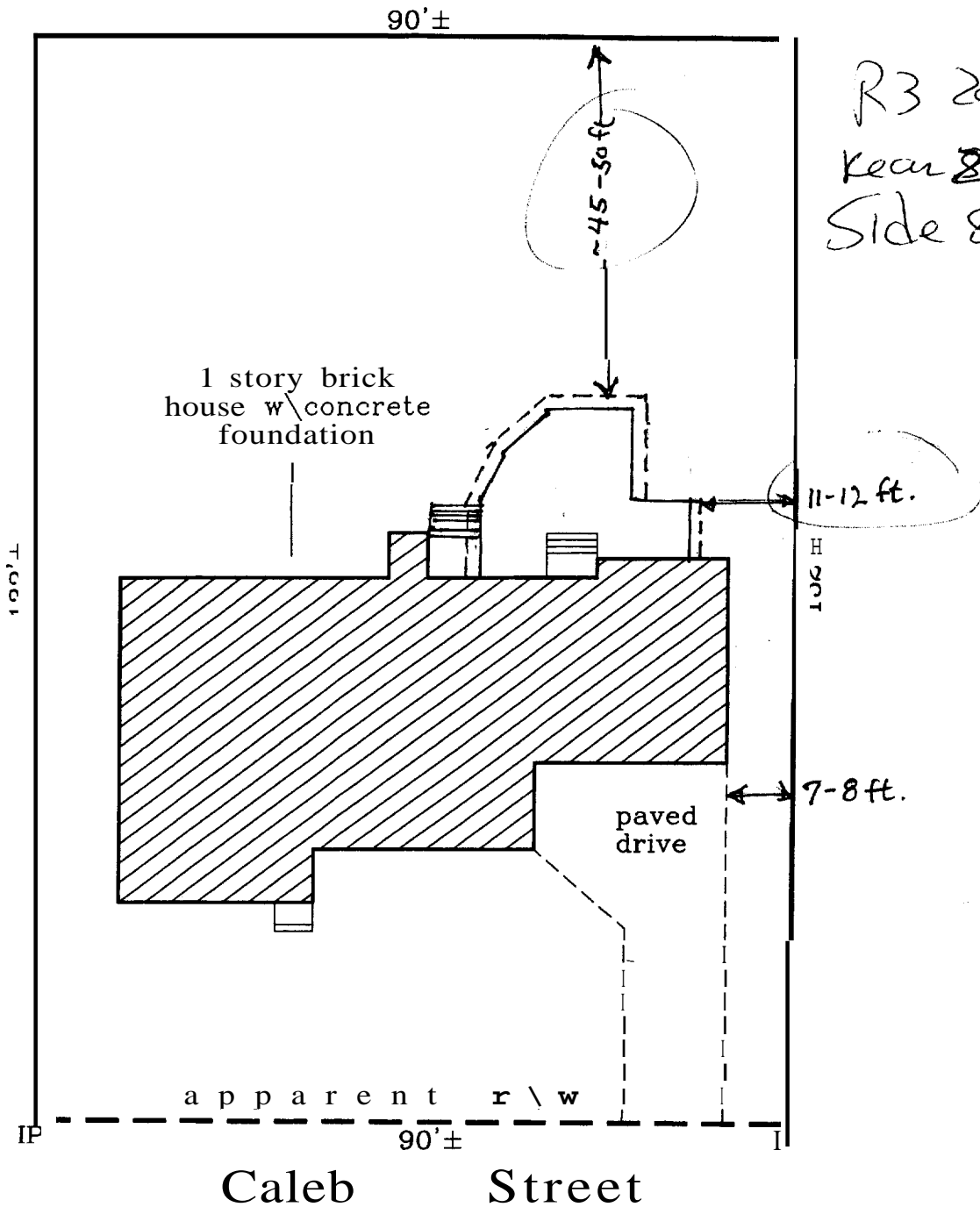
2,229  
300 addition

2,529

Lot 11,947  
x 35%

4,181.57

OK



R3 Zone  
 Rear 25' Req  
 Side 8' Req

*[Handwritten signature]*

1" = 20'

RTIFY TO: McLaughlin Title, Maine Bank & Trust  
 and its title insurer.

did not conflict with the deed description.

cks do not violate town zoning requirements.

he Federal Emergency Management Agency Community

: not fall within the special flood hazard zone.

fall within the special flood hazard zone.

APPARENT EASEMENTS AI  
 WAY ARE SHOWN. OTHER  
 RECORDED OR NOT, MAY  
 SKETCH WILL NOT REVEA  
 DEED CONFLICTS, IF ANY

/—Livingston —

Professional Land Surveyor:  
 88 Guinea Ro  
 Kennebunkport - Ma

**From:** Dan Kolbert <dkolbert@zwi.net>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 11/14/2005 2:28:37 PM  
**Subject:** Fwd: plans

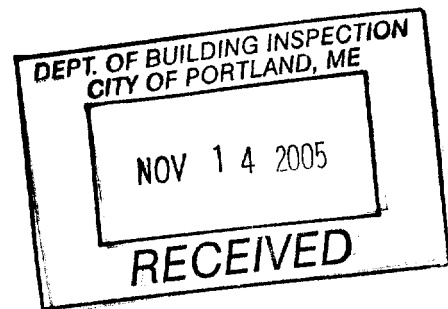
Begin forwarded message:

> From: "Paul Becker" <paul@beckerstructural.com>  
> Date: November 14, 2005 12:31:26 PM EST  
> To: "Dan Kolbert" <dkolbert@zwi.net>  
> Cc: "Bruce Butler" <bbutler@maine.rr.com>, "Robert Wagner"  
> <robertwagner@alum.mit.edu>  
> Subject: RE: plans  
>  
>  
> Dan, Good Questions.  
>  
> We are very comfortable with the shallow frost protected foundations  
> for unheated structures. The technique first appeared in a  
> geotechnical journal in 1967 and has been studied and used  
> extensively in Canada. Our design complies with the provisions of the  
> American Society of Civil Engineers (ASCE) design guide SEI/ASCE 32-01  
> "Design and Construction of Frost-Protected Shallow Foundations". The  
> drawing is sealed - they should be satisfied.  
>  
> The Rigid insulation shall be an extruded polystyrene by Owens Corning  
> Foamular 400 Type VI as first choice and Foamular 250 Type IV as  
> second choice. The 400 is a 40 psi product and the 250 is a 25 psi  
> product. Both can support the load without crushing, the Foamular 400  
> has more reserve strength.  
>  
> The free-draining material beneath the foam shall be a well compacted  
> clean gravelly sand. A processed base is also OK. Use 12 Inches  
> minimum thickness.  
>  
> Slab reinforcement is #3 rebar at 18' on-center each way with a hooked  
> return into the thickened edge. First bar should be located 3" from  
> the edge of concrete.  
>  
> Pier anchor bolts can be embedded but we prefer a headed bolt over the  
> J bolt.  
>  
> New roof overframing is ok on the existing roof so long as original  
> construction is in good condition.  
>  
> Paul B. Becker, P.E.  
> President  
>  
> BECKER structural engineers, inc.  
> 75 York Street  
> Portland, ME 04101  
> (p) 207. 879. 1838  
> (f) 207. 879. 1822  
> -----Original Message-----



- > From: Dan Kolbert [mailto:dkolbert@gwi.net]
- > Sent: Friday, November 11, 2005 2:14 PM
- > To: Paul **Becker**
- > Subject: Re: plans
- >
- > Paul - here's a list of questions I have about your plans - however you
- > want to respond is fine - feel free to call me at the number below if
- > you want.
- >
- > The shed slab:
- > When I went in to get a permit, the folks at city hall said the haunch
- > detail is approved by the IRC for heated structures only. They said if
- > it was engineer-approved it was fine with them for an unheated
- > structure, but I wanted to let you know.
- > Do we need to worry about the compressive strength of the insulation?
- > How thick a layer of stone underneath? Do you care what diameter?
- > I was unsure from the drawing how much rebar you had in the slab - is
- > there one U-shaped piece on the front and then one L-shaped piece on
- > each side?
- >
- > Other:
- > On the piers - you have the hold-down bolts epoxied in - is there a
- > strength difference btw. that and using j-bolts?
- > Do you have any concerns re: the load of the new roof sitting on the
- > existing roof? Was that even part of your review?
- >
- > I think that's it for now - sorry to bug you and thanks for your time.
- >
- >
- >
- > -- Dan Kolbert, Manager
- > <dkolbert@gwi.net>
- > Dan Kolbert Building & Renovations LLC
- > 90 Gray St.
- > Portland, ME 04102
- > 207-879-7019 - phone & fax
- > 207-650-7650 - cell
- >
- >

CC: George Barstow <jbarsto1@maine.rr.com>





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

Nov. 7 2005

Received from Scantell, Bob

Location of Work 176 Gale St

Cost of Construction \$ 50k

Permit Fee \$ 477.00

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

Other \_\_\_\_\_

CBL: 121-5-10

Check #: CC Total Collected \$ 977.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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