

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CLARA A PORTER

Located At 72 RACKLEFF ST.

Job ID: 2011-09-2186-ALTR

CBL: 122 - - D - 014 - 001 - - - -

has permission to to replace existing front stairs in existing footprint.

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

09/15/2011

**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. Footings/Setbacks
2. Framing Inspection
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

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2186-ALTR

Located At: 72 RACKLEFF

CBL: 122 - - D - 014 - 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. It is understood that the stairs will be replaced within the existing footprint.
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 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.

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. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
4. 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.
5. *Note: The concrete existing landing is not supported by the dwelling or connecting to the proposed stairs; pressure-preservative-treated wood will be utilized and fastened per MUBEC.*

2011-09-2186-AHR J.Y



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.

R-5

Location/Address of Construction: <u>72 Rackliff</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>102 7 014</u>	Applicant: (must be owner, lessee or buyer) Name <u>Clara Portar</u> <u>Daniel Holliday</u> Address <u>72 Rackliff St</u> City, State & Zip <u>Portland</u>	Telephone: <u>210 0045</u>
Lessee/DBA RECEIVED SEP -7 2011 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>4000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>2000</u> <u>40.00</u>
Current legal use (i.e. single family) <u>one SF</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SF</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>New Stair</u>		
Contractor's name: <u>Patach & Richards</u> Email: _____ Address: <u>52 Elmwood Ave</u> City, State & Zip <u>South Portland ME 04106</u> Telephone: <u>210 0045</u> Who should we contact when the permit is ready: <u>210 0045</u> Telephone: _____ Mailing address: <u>52 Elmwood Ave</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.

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: 9/7/11

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

Parcel: 122 D014001 - 00201-010-001 - 104-0000

Parcel ID: 122 D014001 - 00201-010-001 - 104-0000

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:

Services

Registration

Building Permits

Maps

View Aerial

Tax Roll

GIS

Portland City
Records & P.

Records Falls Mill
Maps & P.



CBL	122 D014001
Land Use Type	SINGLE FAMILY
Property Location	72 RACKLEFF ST
Owner Information	PORTER CLARA A & DANIEL A HOLLIDAY JTS 72 RACKLEFF ST PORTLAND ME 04103
Book and Page	14881/319
Legal Description	122-D-14 RACKLEFF ST 70-74 MASON ST 5555 SF
Acres	0.128

Current Assessed Valuation:

TAX ACCT NO.	17162	OWNER OF RECORD AS OF APRIL 2011	PORTER CLARA A & DANIEL A HOLLIDAY JTS 72 RACKLEFF ST PORTLAND ME 04103
LAND VALUE	\$86,500.00		
BUILDING VALUE	\$155,000.00		
NET TAXABLE - REAL ESTATE	\$241,500.00		
TAX AMOUNT	\$4,414.62		

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Card 1 of 1

Year Built	1899
Style/Structure Type	OLD STYLE
# Stories	1
Bedrooms	4
Full Baths	2
Total Rooms	8
Attic	FULL FIN./WH
Basement	FULL
Square Feet	1722

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built	1950
Structure	GARAGE-WD/CB
Size	16X18
Units	1
Grade	0
Condition	A

Sales Information:

Sale Date	Type	Price	Book/Page
7/2/1999	LAND + BUILDING	\$177,500.00	14881/319
5/3/1999	LAND + BUILDING	\$125,000.00	14722/52
11/10/1998	LAND + BUILDING	\$57,000.00	14293/317

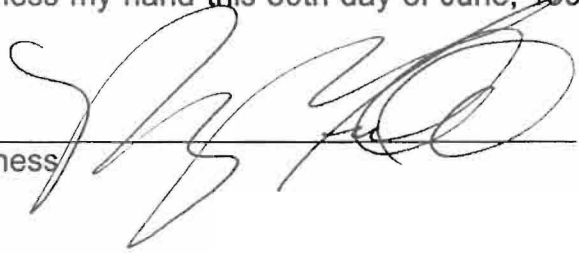
[New Search!](#)


Heather B. Baumann of Portland, Maine, for consideration paid, grants to **Clara A. Porter and Daniel A. Holliday**, as joint tenants, with a mailing address of 462 Bergin Street, Brooklyn, New York 11217 with WARRANTY COVENANTS, the following described real property situated at **72 Rackleff Street, Portland, Cumberland County, Maine**

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Margaret Hayden, dated April 30, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14722, Page 52.

Witness my hand this 30th day of June, 1999.

Witness 



Heather B. Baumann

State of Maine
County of Cumberland, ss

June 30, 1999

Personally appeared the above named Heather B. Baumann and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Printed Name:

Nancy J. FIELD

Comm. Exp:

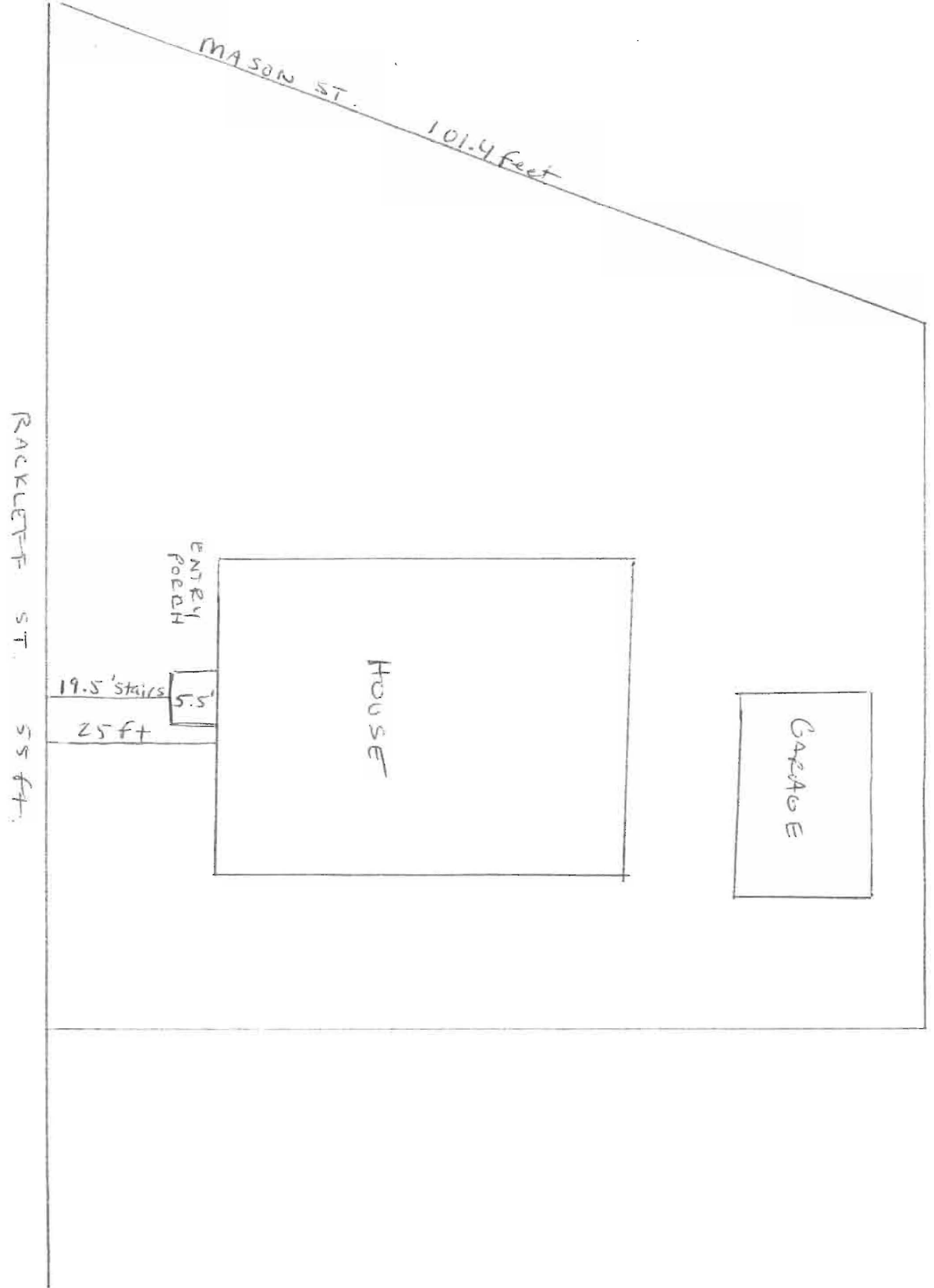
12/1/99

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Rackleff Street and westerly side of Mason Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at the intersection of said streets; thence northwesterly by Rackleff Street 55 feet; thence southwesterly parallel with Mason Street, formerly called Lawn Avenue Extension, 101.4 feet; thence southeasterly parallel with Rackleff Street 55 feet to said Mason Street; thence northeasterly by said Mason Street 101.4 feet to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 JUL -2 PM 2: 26





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 2011 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: 172 3014

Check #: 6224 Total Collected \$ 40.00

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

Taken by: _____

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

