

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that GEORGE E FROEHLICH

Located At 295 WOODFORD

Job ID: 2011-03-596-MF 3-4

CBL: 123 - - G - 005 - 001 - - - - -

has permission to Replace 6' x 18' deck at left side rear

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

*JMB-per B.W.*

**Fire Prevention Officer**

*[Signature]* 4/4/11

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
PENALTY FOR REMOVING THIS CAR**

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

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

Job No: 2011-03-596-MF 3-4	Date Applied: 3/16/2011	CBL: 123 - - G - 005 - 001 - - - - -	
Location of Construction: 295 WOODFORD STREET	Owner Name: GEORGE E FROELICH	Owner Address: 297 WOODFORD ST APT 1 PORTLAND, ME - MAINE 04103	Phone: 252-2609
Business Name:	Contractor Name: Frohlicher Holzachneider, LLC	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Four family	Proposed Use: Four family – replace existing 6’ x 18’ rear deck & stairs (left side)	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2009</i>
Proposed Project Description: 297 Woodford St. – replace 6’ x 18’ rear deck, left side		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i> 4/14/11
Permit Taken By:	<b>Zoning Approval</b>		

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>3/18/11</i> <i>OK w/conditions ABU</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	<b>CERTIFICATION</b>		

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	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-03-596-MF 3-4

Located At: 295 WOODFORD

CBL: 123 - - G - 005 - 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 four family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The 10" rise is approved as replacement stair due to proximity to the curb.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. This includes, 2 lateral connections, 42" guardrails and 2 handrails 34-38" with returns.
3. This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.

## 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.**

### 1. Final - Commercial

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.



# 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>297 Woodford St</u>		
Total Square Footage of Proposed Structure/Area <u>108 SF</u>	Square Footage of Lot <u>12,639 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>123</u> Block# <u>G</u> Lot# <u>5</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>George Froehlich</u> Address <u>129 Tolman St</u> City, State & Zip <u>Westbrook, ME 04092</u>	Telephone: <u>207-252-2609</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1800<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>Multi Family</u> <u>4 units</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Multi Fam</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace Existing 6'x18' Deck that Has Collapsed Due to Snow &amp; Age. West Side, First Floor</u> <u>WANTS ASAP</u>		
Contractor's name: <u>Froehlicher Holzschneider LLC</u> Address: <u>297 Woodford St</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>252-2609</u> Who should we contact when the permit is ready: <u>George Froehlich</u> Telephone: <u>252-2609</u> Mailing address: <u>129 Tolman St Westbrook, ME 04092</u>		

RECEIVED

MAR 16 2011

Dept. of Building Inspections  
City of Portland Maine

**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: <u>[Signature]</u>	Date: _____
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**This is not a permit; you may not commence ANY work until the permit is issue**

**Job Summary Report**  
**Job ID: 2011-03-596-MF 3-4**

Report generated on Mar 18, 2011 8:52:53 AM

295 Woodford St.

<b>Job Type:</b>	Multi-Family 3-4	<b>Job Description:</b>	297 Woodford St.	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	878	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	2,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		GEORGE FROEHLICH		<i>Property Owner</i>	
		- Frohlicher Holzachneider		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 17482**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
S35820	123 G 005 001		M				-70.291353	43.670204
Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)				
1				295 WOODFORD STREET WEST				
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
FOUR FAMILY		NOT APPLICABLE	R-T.				DISTRICT 7	DEERING-ROSEMONT

**Structure Details**

**Structure: Replace existing 6' x 18' deck**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Three - Four Family Building	0		2000	295 WOODFORD STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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**Permit #: 20111912**

**Permit Data**

**Job Summary Report**  
**Job ID: 2011-03-596-MF 3-4**

Report generated on Mar 18, 2011 8:52:53 AM

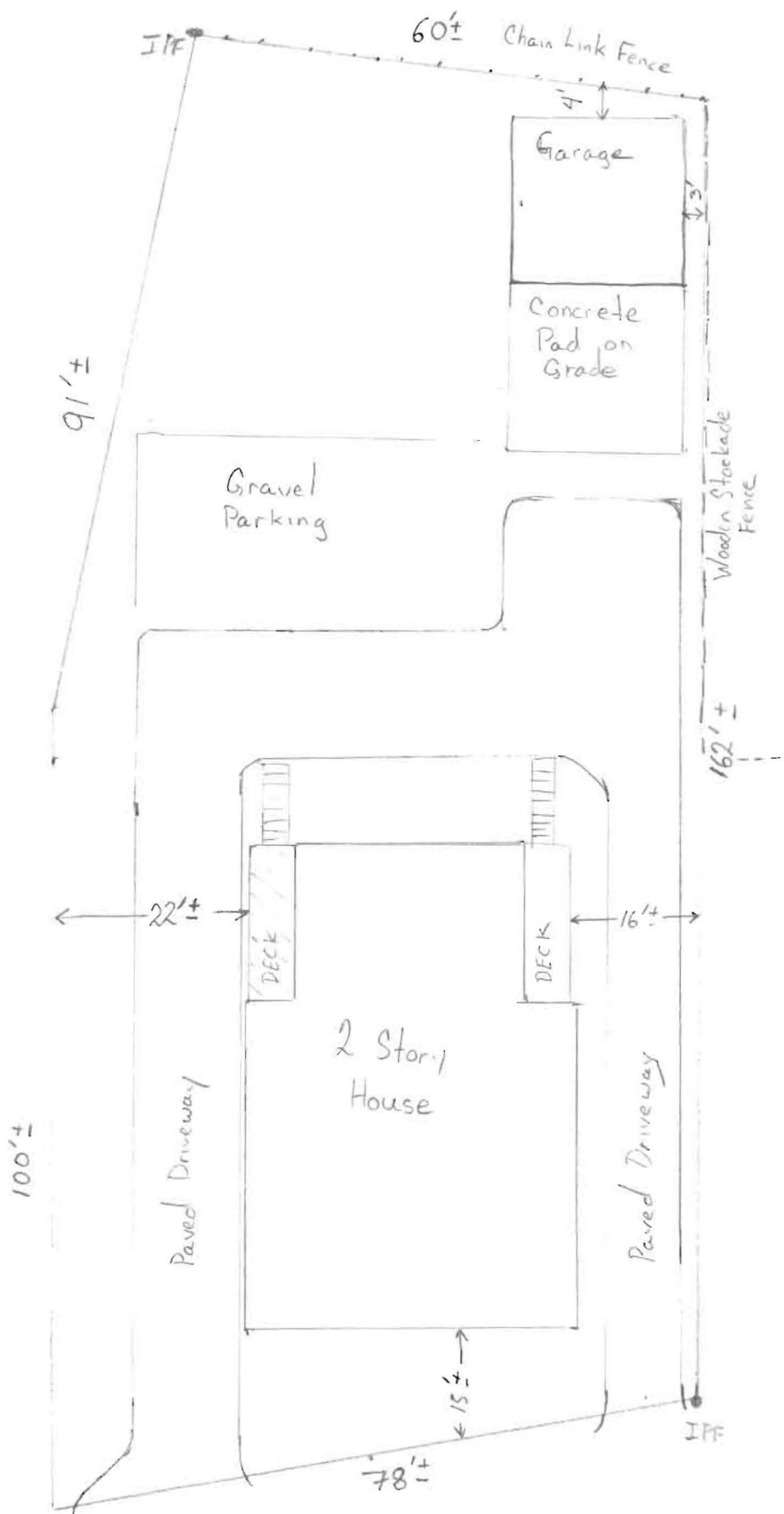
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
17482	Replace existing 6' x 18' deck	Initialized	replace 6' x 18' deck			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

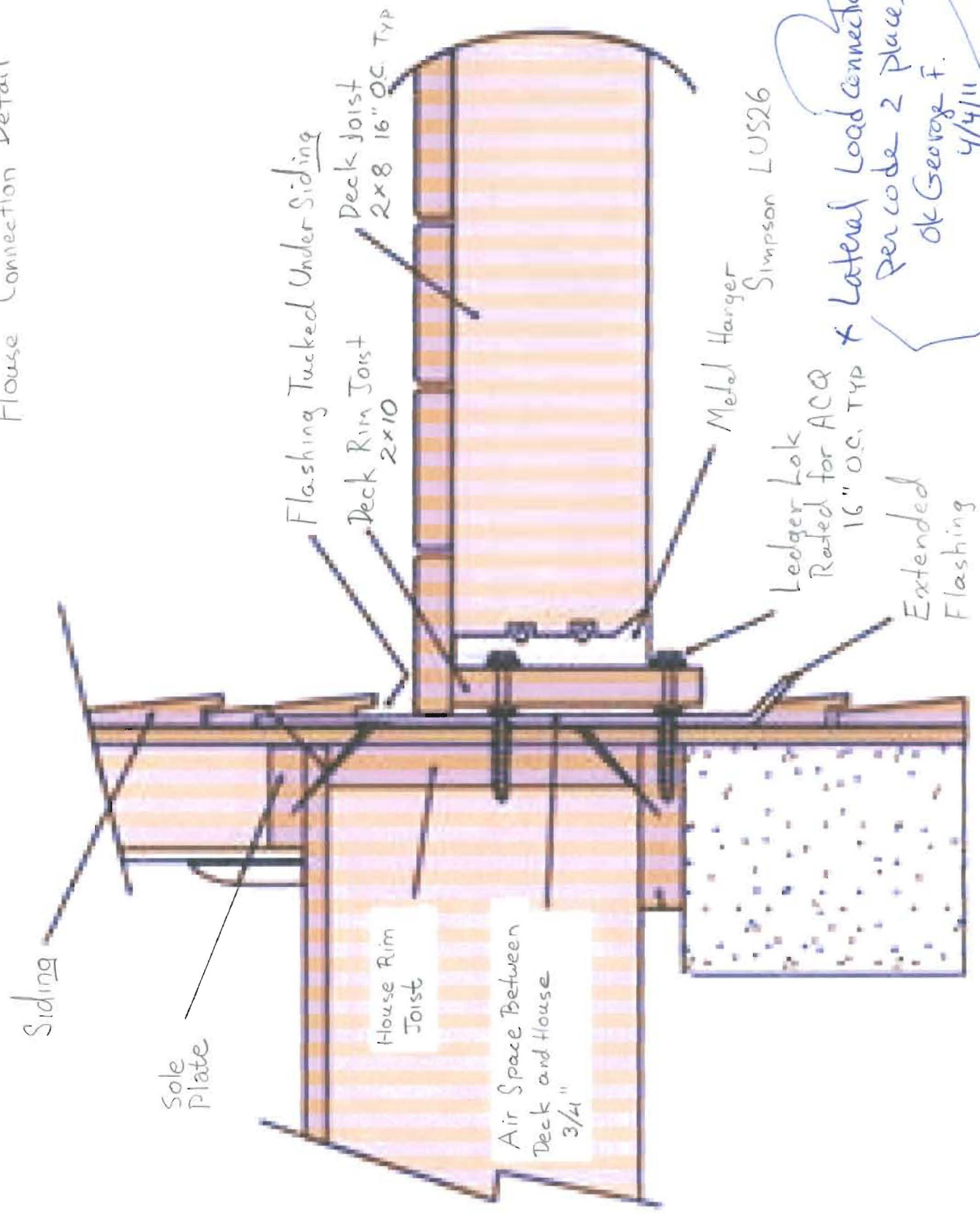
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$40.00							



Scale ± 20' / in



# House Connection Detail



Siding

Sole Plate

House Rim Joist

Air Space Between Deck and House 3/4"

Flashing Tucked Under Siding

Deck Rim Joist 2x10

Deck Joist 2x8 16" O.C. Typ

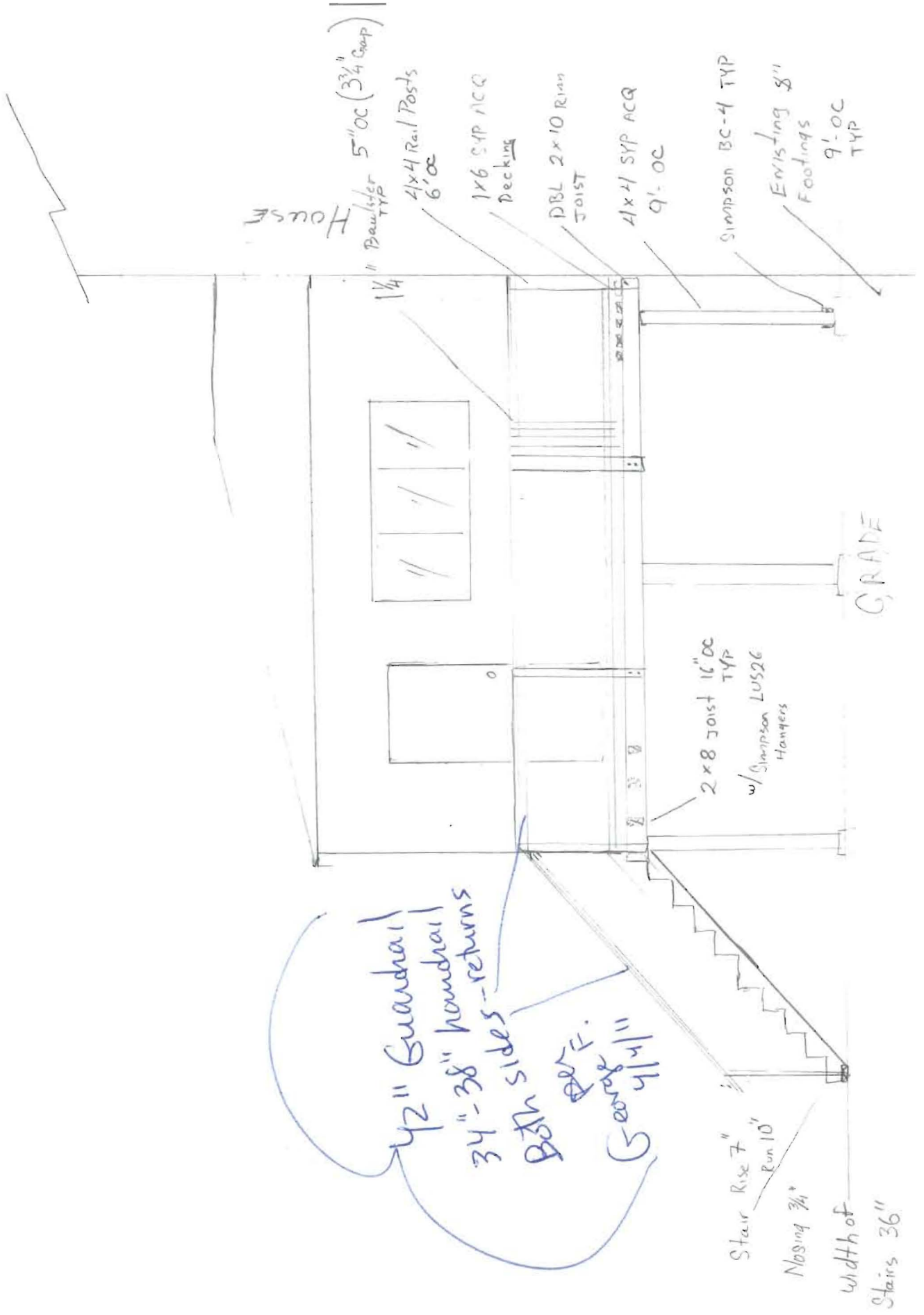
Metal Hanger Simpson LUS26

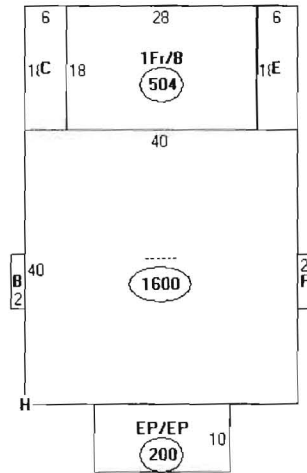
Ledger Lok Rated for ACQ 16" O.C. Typ

Extended Flashing

Per code 2 Places  
Ok Georg F.  
4/4/11

Peck West Elevation





Descriptor/Area

- A:.....  
1600 sqft
- B: 2FBAY/B  
16 sqft
- C:WD  
108 sqft
- D:1Fr/B  
504 sqft
- E:WD  
108 sqft
- F: 2FBAY/B  
16 sqft
- G:EP/EP  
200 sqft
- H:RG1  
324 sqft



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

MAR 20 1981

B.O.C.A. TYPE OF CONSTRUCTION ..... 212 .....

ZONING LOCATION ..... PORTLAND, MAINE, .. March 24, 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION . . . 295.-297, Woodford Street. . . . . Fire District #1 , #2 
1. Owner's name and address . Stanley Smith - same . . . . . Telephone B. 797-1465
2. Lessee's name and address . . . . . Telephone . . . . .
3. Contractor's name and address . Robert Hamilton - Box 80 Raymond, Me . . . . . Telephone . 655-7405.
4. Architect . . . . . Specifications . . . . . Plans . . . . . No. of sheets . . . . .
Proposed use of building . . multi family with porch alterations . . . . . No. families . . . . . 4
Last use . . . . . same . . . . . No. families . . . . .
Material . . . . . No. stories . . . . . Heat . . . . . Style of roof . . . . . Roofing . . . . .
Other buildings on same lot . . . . .
Estimated contractual cost \$ . 2,000 . . . . . Fee \$ . 10.00 . . . . .

FIELD INSPECTOR—Mr. . . . . . GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling . . . . . Ext. 234 To remove and rebuild porch on front of dwelling, 9' x 24', two story as per plans, 3 sheets of plans.
Garage . . . . .
Masonry Bldg. . . . . Stamp of Special Conditions
Metal Bldg. . . . .
Alterations . . . . .
Demolitions . . . . .
Change of Use . . . . . send permit to 297 Woodford Street
Other . . . . .

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4 
Other: . . . . .

DETAILS OF NEW WORK

Is any plumbing involved in this work? . . . . . Is any electrical work involved in this work? . . . . .
Is connection to be made to public sewer? . . . . . If not, what is proposed for sewage? . . . . .
Has septic tank notice been sent? . . . . . Form notice sent? . . . . .
Height average grade to top of plate . . . . . Height average grade to highest point of roof . . . . .
Size, front . . . . . depth . . . . . No. stories . . . . . solid or filled land? . . . . . earth or rock? . . . . .
Material of foundation . . . . . Thickness, top . . . . . bottom . . . . . cellar . . . . .
Kind of roof . . . . . Rise per foot . . . . . Roof covering . . . . .
No. of chimneys . . . . . Material of chimneys . . . . . of lining . . . . . Kind of heat . . . . . fuel . . . . .
Framing Lumber—Kind . . . . . Dressed or full size? . . . . . Corner posts . . . . . Sills . . . . .
Size Girder . . . . . Columns under girders . . . . . Size . . . . . Max. on centers . . . . .
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor . . . . . 2nd . . . . . 3rd . . . . . roof . . . . .
On centers: 1st floor . . . . . 2nd . . . . . 3rd . . . . . roof . . . . .
Maximum span: 1st floor . . . . . 2nd . . . . . 3rd . . . . . roof . . . . .
If one story building with masonry walls, thickness of walls? . . . . . height? . . . . .

IF A GARAGE

No. cars now accommodated on same lot . . . . ., to be accommodated . . . . . number commercial cars to be accommodated . . . . .
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? . . . . .

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER . . . . . Will work require disturbing of any tree on a public street? . . . . .
ZONING: . . . . .
BUILDING CODE: . . . . . Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? . . . . .
Fire Dept.: . . . . .
Health Dept.: . . . . .

INSPECTION DIVISION  
389 CONGRESS ST  
ROOM 315  
PORTLAND, ME 04101  
(207)874-8701



# CITY OF PORTLAND, MAINE

## Division of Building Inspections

### Original Receipt

March 16 2011

Merchant ID: 161000146545  
Term ID: 001 Ref #: 001

Sale

XXXXXXXXXXXX2344

VISA Entry Method: Swiped

03/16/11 10:25:01

Inv #: 000001 Appr Code: 577477

Apprvd: Online Batch#: 000194

Total: \$ 40.00

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

[Signature]  
FROEHLICH, GEORGE

Received from George Froehlich

Location of Work 297 Woodford

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: 123 6005

Check #: Visa Total Collected 40.00

**No work is to be started until permit issued.**

**Please keep original receipt for you records.**

Taken by: [Signature]