

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that MONIQUE LAROCQUE

Located At 68 CODMAN ST.

Job ID: 2011-06-1249-ALTR

CBL: 128 - - A - 013 - 001 - - - - -

has permission to Replace rear deck and front sunroom/ seal foundation.

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

06/27/2011

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



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1249-ALTR

Located At: 68 CODMAN

CBL: 128 - - A - 013 - 001 - - - -

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted including the revised plans submitted June 23, 2011. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The existing rear deck was never permitted and it did not meet the side setback requirement. The plan has been revised using section 14-425 to allow a 6' x 2' part of the deck to remain within the setback. The overall width of the deck has been reduced two feet to meet the 8' side setback.

### **Building**

1. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section R612.3.
3. 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.
4. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
5. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
6. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
8. **R311.5.1 Attachment.** Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
9. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
10. 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.

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

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

Job No: 2011-06-1249-ALTR	Date Applied: 6/3/2011	CBL: 128 - - A - 013 - 001 - - - - -	
Location of Construction: 68 CODMAN ST	Owner Name: SUSAN DOYLE TRUSTEE	Owner Address: 119 Stearns Rd Keene, NH 03431	Phone:
Business Name:	Contractor Name: Verrill, Jeffrey R	Contractor Address: 63 Country LN NORTH YARMOUTH ME 04097	Phone: (207) 831-7146
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BUILDING</b>	Zone: <b>R-3</b>
Past Use: Single family	Proposed Use: Single family – remove & replace rear deck (23' x 12') & front sunroom (8' x 25') & seal foundation	Cost of Work: 40000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <b>R3</b> Type: <b>SB</b> <b>IRC, 2009</b>
Proposed Project Description: Repair & Replace Deck, Sun porch, seal foundation		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/ conditions</i> <i>6/23/11 ASM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>ASM</i>

**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	PHON

R3

201-06-1249

6.3.11



# 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>68 CODMAN STREET</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>128</u> Block# <u>A</u> Lot# <u>13</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ENICO CALDER</u> Address <u>68 CODMAN STREET</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>203-803-5274</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Susan Doyle Trustee</u> Address <u>115 STEARNS RD</u> City, State & Zip <u>KEENE NH 03431</u>	Cost Of Work: \$ <u>40,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REMOVE &amp; REINSTATE DECK AND SUPPORT TO SEAL FOUNDATION.</u>		
Contractor's name: <u>JEFFREY R. VERRILL CONTRACTING SERVICES</u> Address: <u>63 COUNTRY LANE</u> City, State & Zip <u>NORTH YARMOUTH ME 04097</u> Telephone: <u>831-7146</u> Who should we contact when the permit is ready: <u>JEFF</u> Telephone: <u>831-7146</u> Mailing address: <u>63 COUNTRY LANE NORTH YARMOUTH ME 04097</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.

RECEIVED

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.

Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 6-3-11

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

R-3 zone

lot size. 7192 sq ft

front setback 25' - N/A - front porch existing

rear " 25' - 40' setback (OK)

side - overhang - 8'

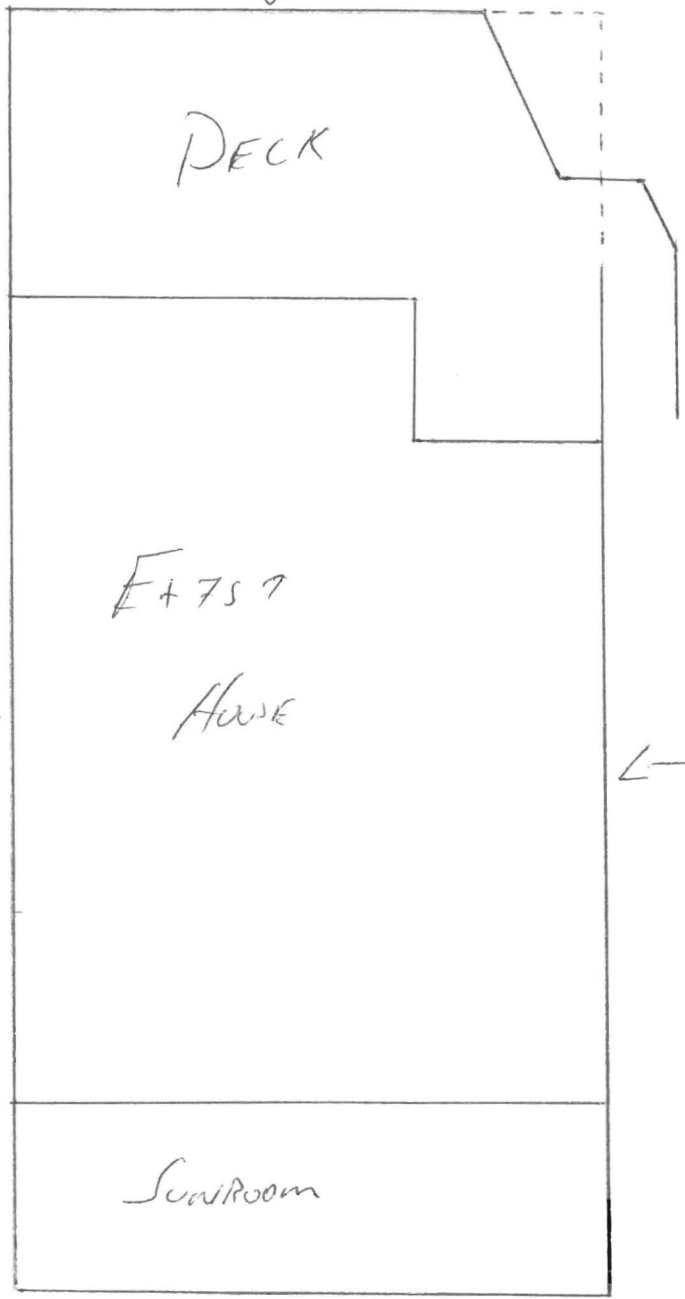
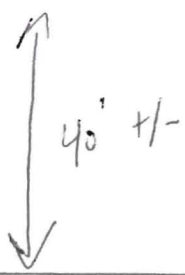
\* - 6' overhang <sup>see revised</sup>  
plus 612314

lot coverage - 35% = 2517.2 sq ft

- 1537 sq ft existing deck

(OK)

PLOT  
PLAN

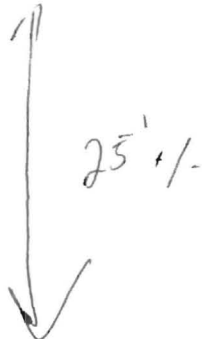


D  
R  
I  
V  
E

16' +/-

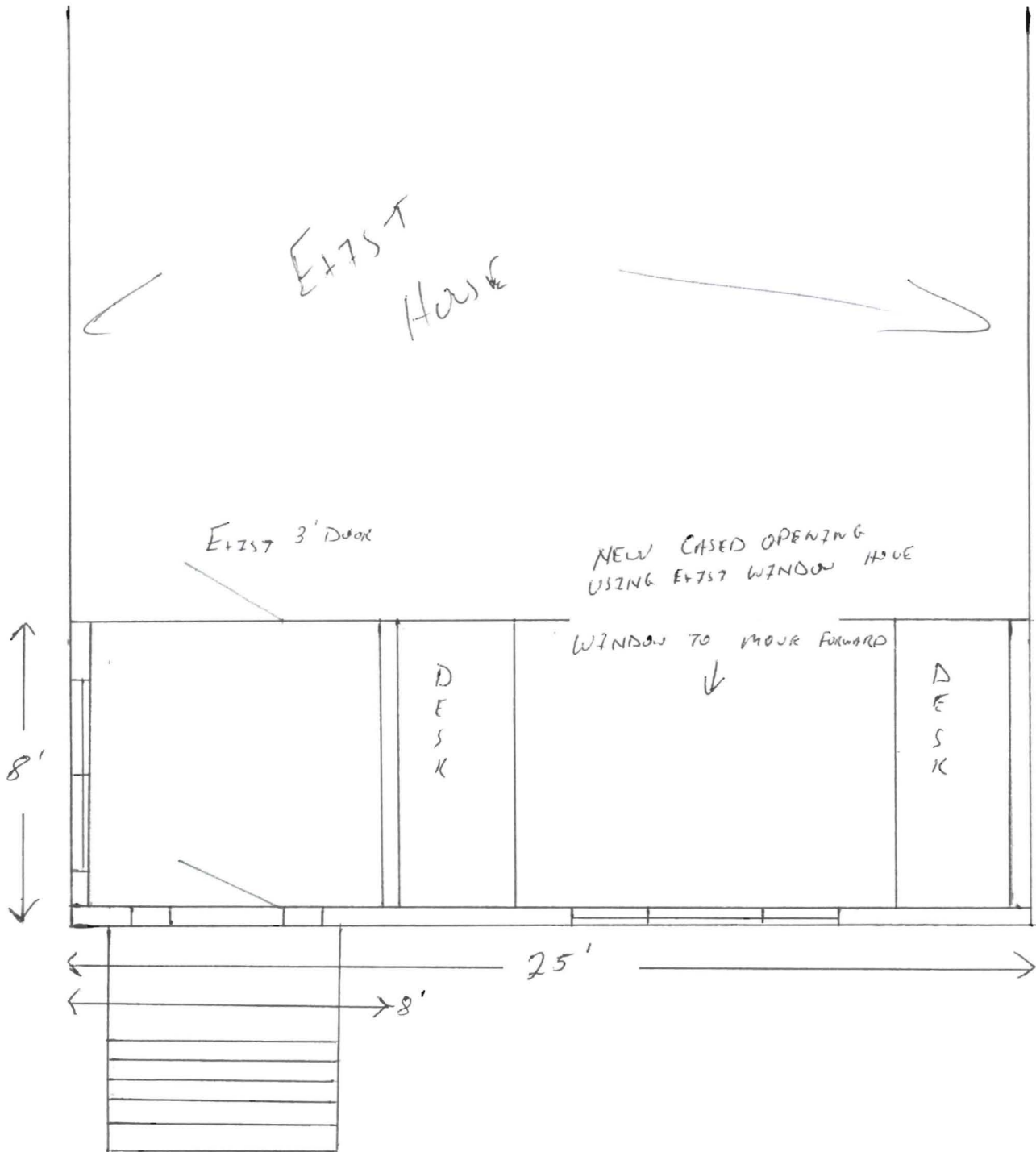
C  
O  
U  
R  
T

144

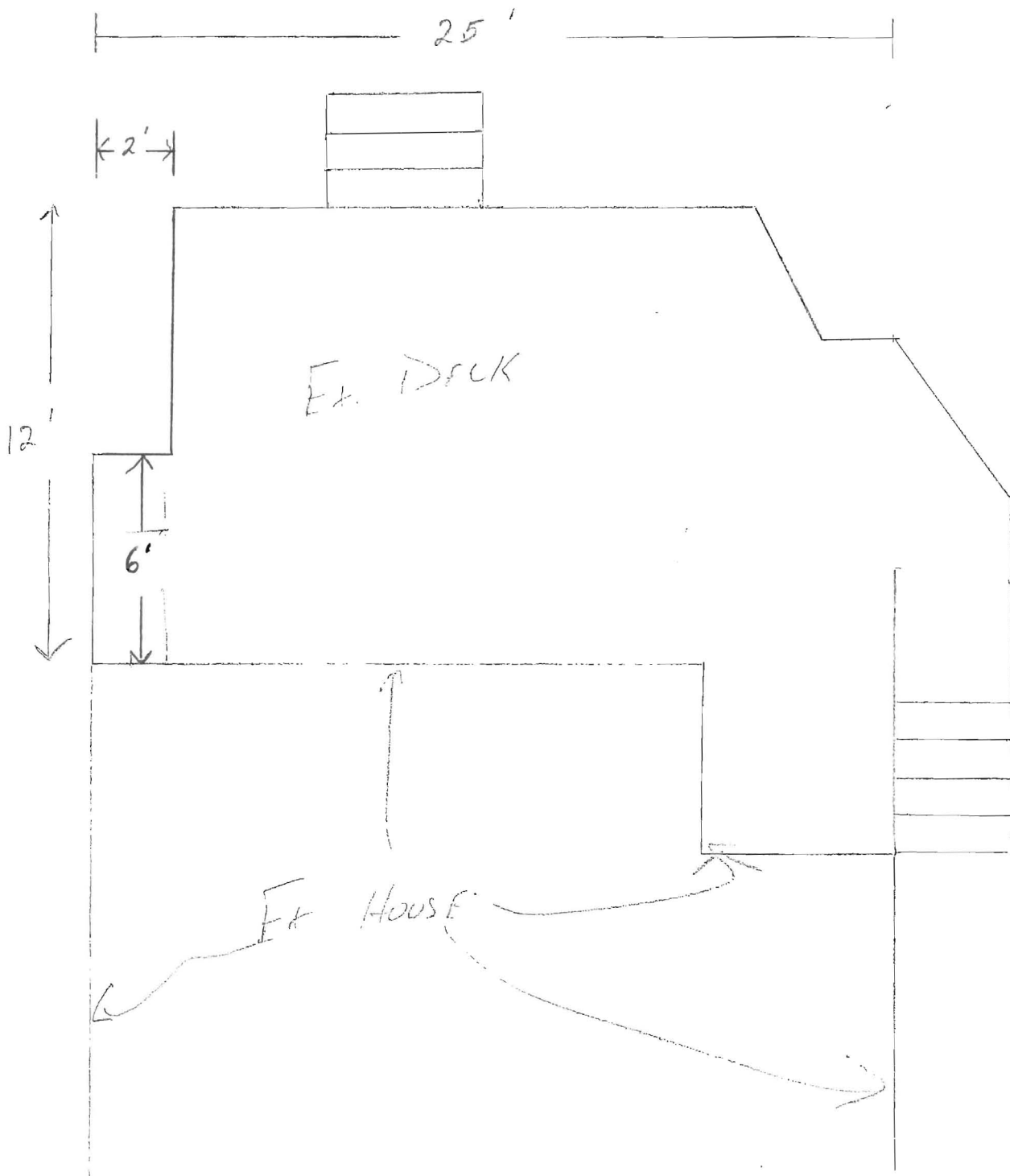
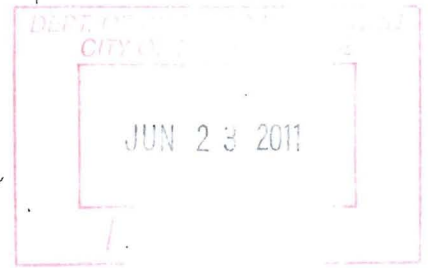


CODMAN STREET

50'

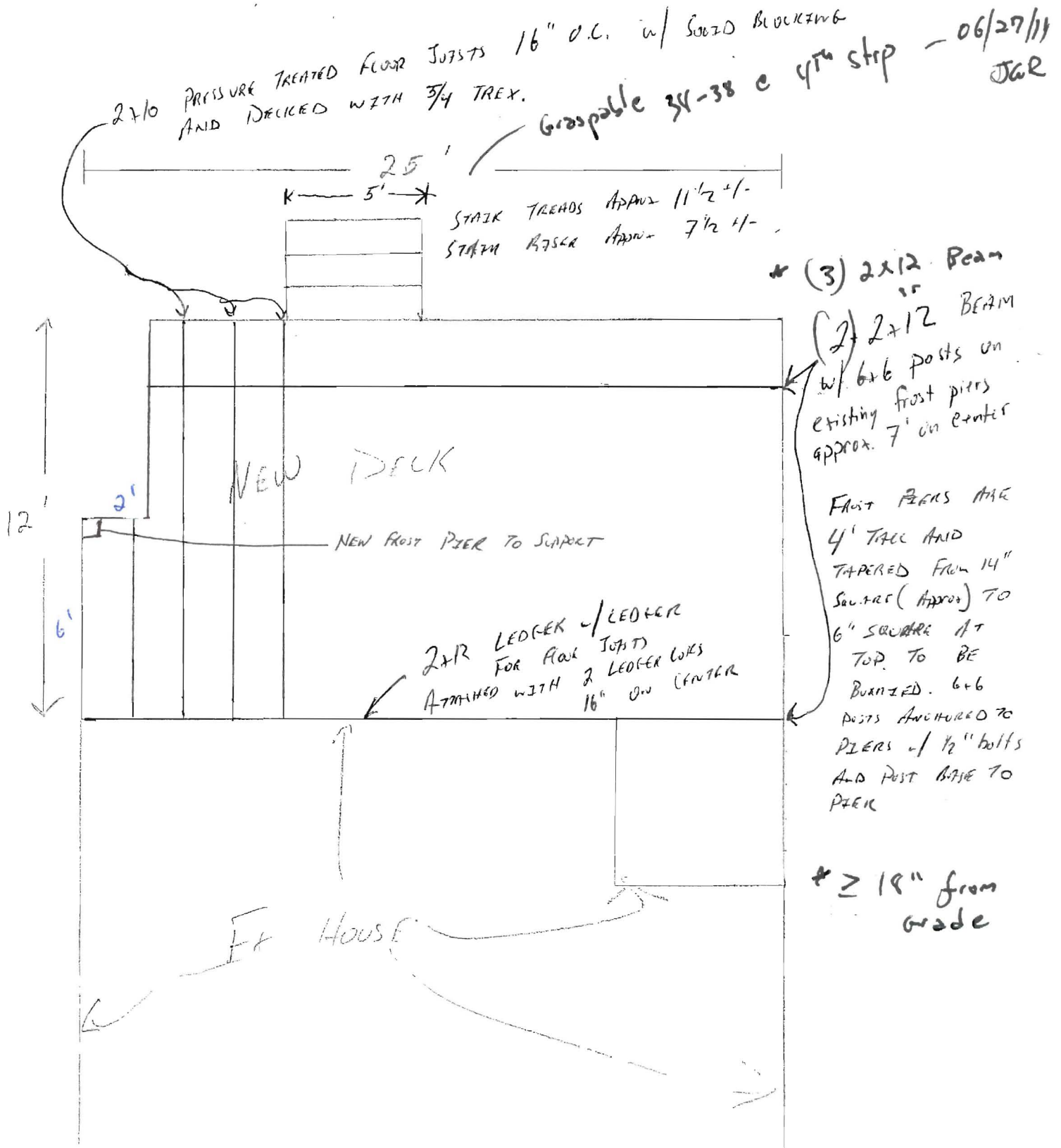


DECK TO BE REMOVED!!  
AND REPLACED!!



JUN 23 2011

NOTE: ALL RAFTS FIGURED AS 36" TIMBERTECH COMPOSITE RAFTS  
DECK APPROXIMATELY 30" OFF GROUND, 3<sup>3</sup>/<sub>4</sub>" Spacing between Balusters





Ln Room

2x10 RAFTERS  
5/8" DRILL  
ICE WATER  
ANCH STRAPS

Approved  
hanger

2x6 KD CEILING JOISTS  
1x3 STRAPPING  
1/2" DRYWALL  
FIBERGLASS INSUL

→ 2x6 KD WALL 16" OC.  
1/2" CDX SHEATHING  
SINGLE SIDING  
FIBERGLASS INSUL  
1/2" DRYWALL

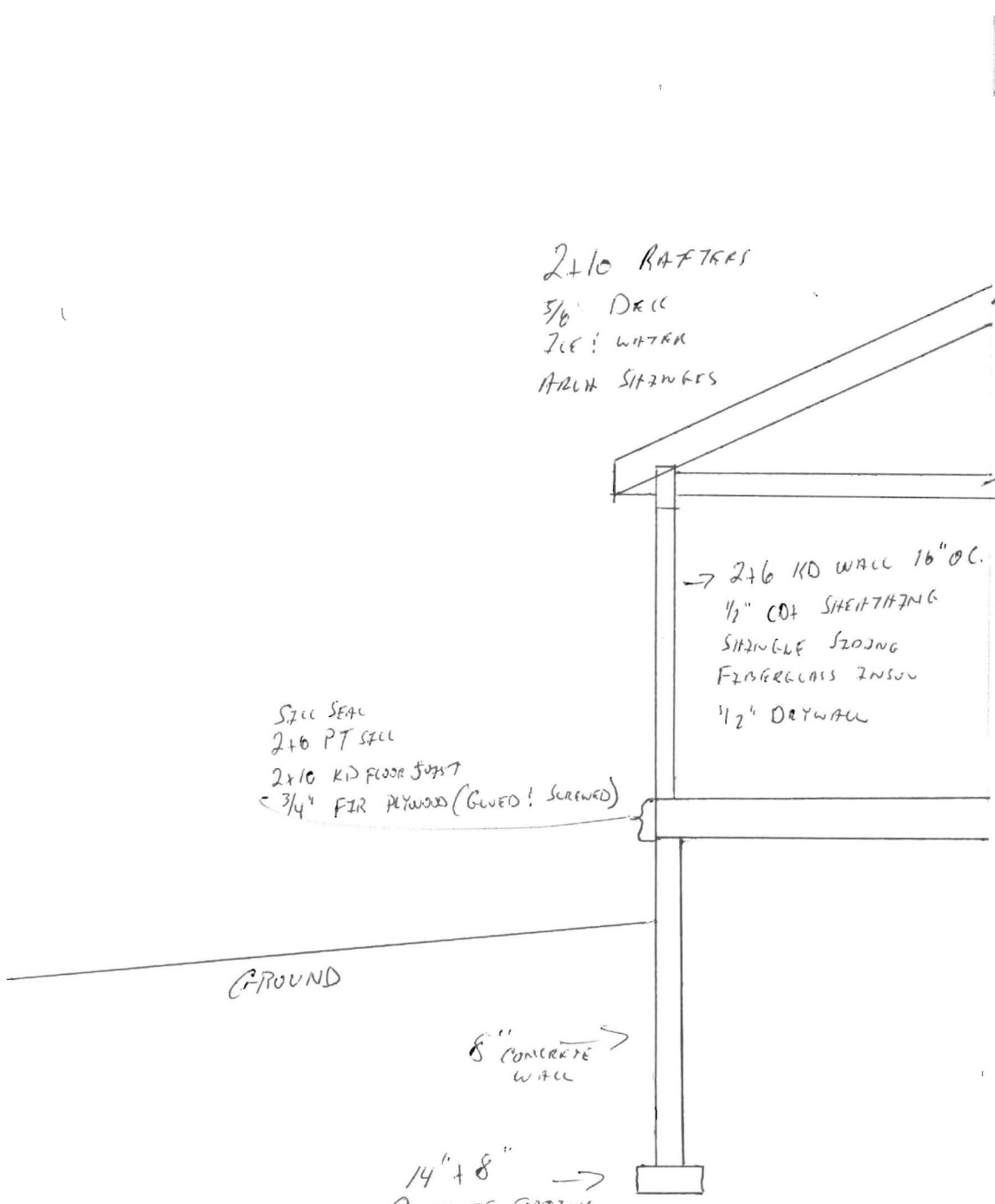
Steel Seal  
2x6 PT SEAL  
2x10 KD FLOOR JOIST  
3/4" FIR PLYWOOD (GLUED! SCREWED)

FAST  
HOUSE

GROUND

8" CONCRETE  
WALL

14" x 8"  
CONCRETE FOOTING





# PORTLAND MAINE

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Penny St. Louis - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

June 9, 2011

Erica Calder  
68 Codman Street  
Portland, ME 04103

\* revised application 6/23/11  
using section 14-42F

Re: 68 Codman Street – 128 A013 – R-3- replace rear deck - permit #2011-06-1249

Dear Ms. Calder,

I have reviewed your permit application to rebuild the rear deck and front sun porch at 68 Codman Street. At this point I must deny your permit because the rear deck was not permitted, and it does not meet the required setback.

68 Codman is located in the R-3 residential zone. The minimum side setback for a one story addition is eight feet [section 14-90(d)(3)] . The distance given on the plot plan from the deck to the side property line is six feet. I researched our records to see if the existing rear deck had been permitted and it had not. If the deck was not permitted, it is not legal. Since it does not meet the side setback, it needs to be brought into conformity. You have thirty days to bring the deck into conformity. You may either revise the existing application to have the deck meet the eight foot side setback or you need to remove it.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please call our office for the necessary paper work if you decide to appeal.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

R-3 zone

\* Revised

lot size. 7192 sq ft

front setback 25' - N/A - front porch existing

rear " 25' - 40' sizen (OK)

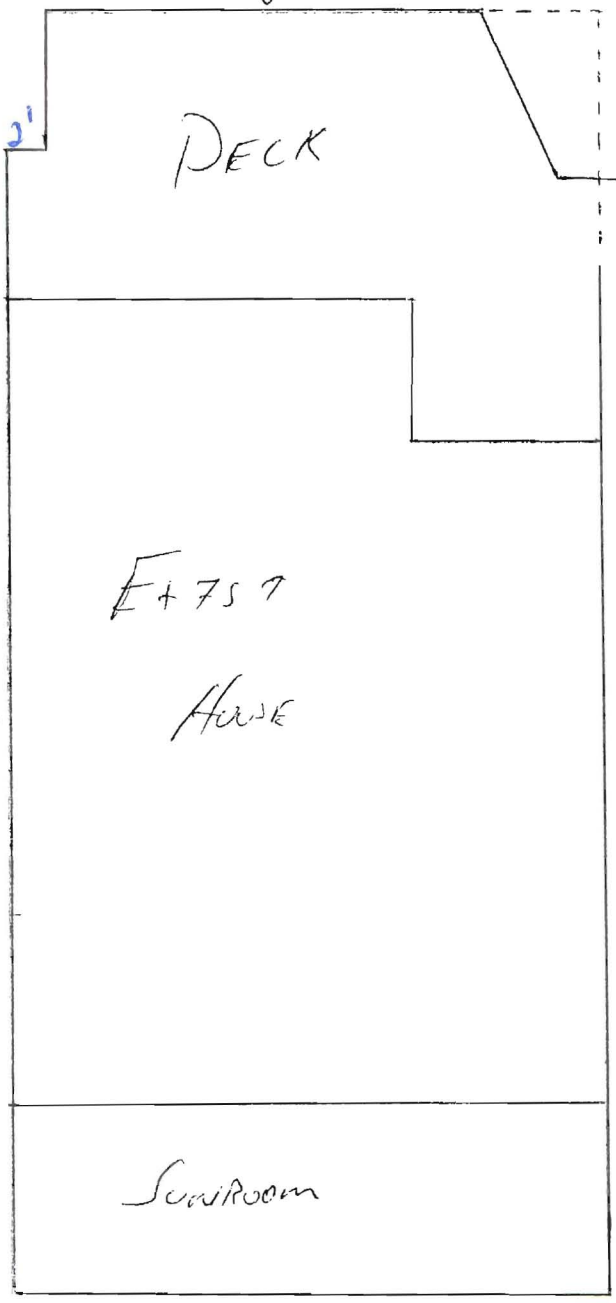
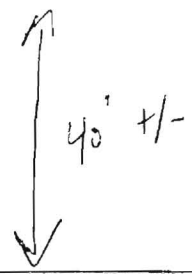
side - overhang - 8'

8' sizen  
- 6' sizen vs. 1/2 section  
14-425

lot coverage - 31% = 2517.2 sq ft

- 1537 sq ft existing deck (OK)

PLOT PLAN

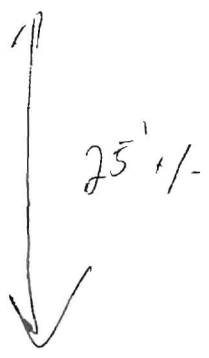


D  
R  
I  
V  
E

16' +/-

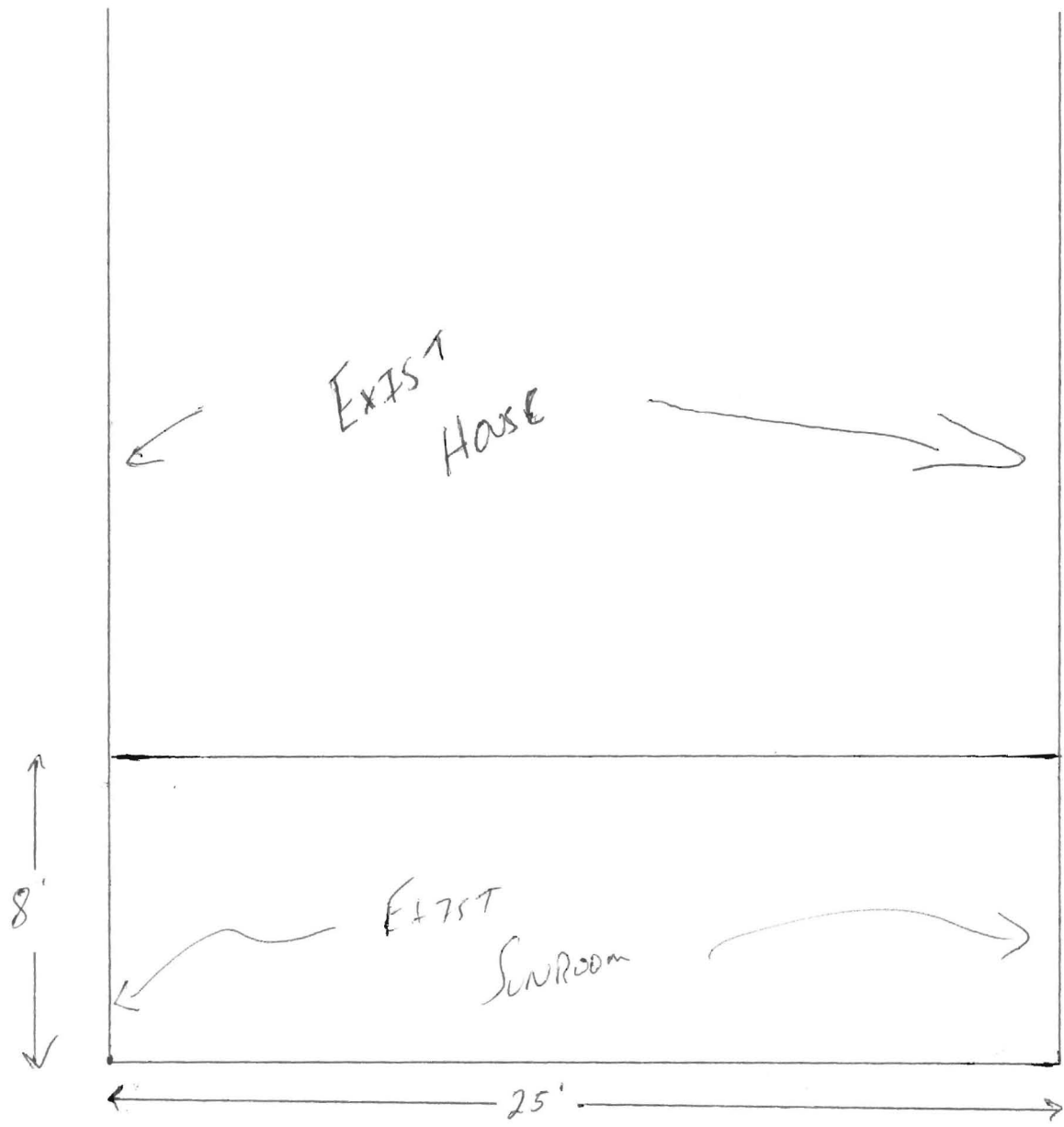
W  
A  
Y

144



COTMAN STREET

JUN 23 2011



NOTE: SUNROOM TO BE REMOVED AND REPLACED



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

6.3. 20 11

Received from

Jeffrey Verrill

Location of Work

608 Exchange

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

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

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 420

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

Other \_\_\_\_\_

CBL: 123A 15

Check #: 8148

Total Collected \$ 420

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

Taken by: S. J. Welch

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