

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

## BUILDING INSPECTION PERMIT

Please Read  
Application And  
Notes, if Any,  
Attached

Permit Number: 041680  
NOV 18 2004  
CITY OF PORTLAND  
CBI 128 1018001

This is to certify that Levy Peggy Ann Rowell/Carey Monsell & Co  
has permission to ammendment to permit #040541 add Deck  
AT 115 Codman St

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

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

*[Handwritten Signature]*  
11/18/04

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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: 04-1680	Issue Date: NOV 18 2004	CBL: 128 J018001
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<b>Location of Construction:</b> 115 Codman St	<b>Owner Name:</b> Levy Peggy Ann Rowell	<b>Owner Address:</b> 115 Codman St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Carey Monsell & Co.	<b>Contractor Address:</b> 23 Glenwood Ave. Portland	<b>Phone:</b> 2077753984
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	<b>Zone:</b> R-3
<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home ammendment to permit #040541 add Deck	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$30.00
<b>Proposed Project Description:</b>		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	<b>INSPECTION:</b> Use Group: R-3 Type 5B Signature: <i>[Signature]</i>
		<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> Idobson	<b>Date Applied For:</b> 11/09/2004	<b>Zoning Approval</b>
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<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>Well beyond 75' HWM</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/18/04</i>	<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: <i>11/18/04</i>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1680	<b>Date Applied For:</b> 11/09/2004	<b>CBL:</b> 128 J018001
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<b>Location of Construction:</b> 115 Codman St	<b>Owner Name:</b> Levy Peggy Ann Rowell	<b>Owner Address:</b> 115 Codman St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Carey Monsell & Co.	<b>Contractor Address:</b> 23 Glenwood Ave. Portland	<b>Phone</b> (207) 775-3984
<b>Tenant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

	<b>Proposed Project Description:</b> amendment to permit #04054 1 add Deck
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 11/18/2004  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/18/2004  
**Note:**      **Ok to Issue:**

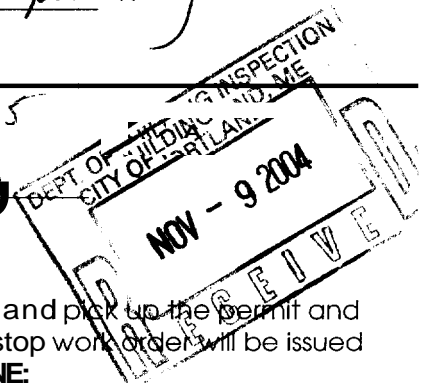
1) As discussed, the guardrail on the landing must have ballusters with spacing less than 4" between.



# All Purpose 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>115 Codman St. Portland MAINE</u>		
Total Square Footage of Proposed Structure <u>28x15</u>	Square Footage of Lot <u>40,000±</u>	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# <u>128</u> Block# <u>5</u> Lot# <u>18</u>	Owner: <u>Peggy A. Levy Kearney</u>	Telephone: <u>207-7754098</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joseph &amp; Peggy Kearney</u> <u>115 Codman St.</u> <u>Portland ME 04108</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.00</u>
Current use: <u>SFH</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>ADDITION OF Deck to Addition (already permitted)</u>		
Project description:		
Contractor's name, address & telephone: <u>C. Mansell 774225</u>		
Who should we contact when the permit is ready: <u>Joseph A. Kearney</u>		
Mailing address: <u>115 Codman St</u> <u>Portland ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Signature of applicant: [Signature] Date: 11-7-04

ern omm

# 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.

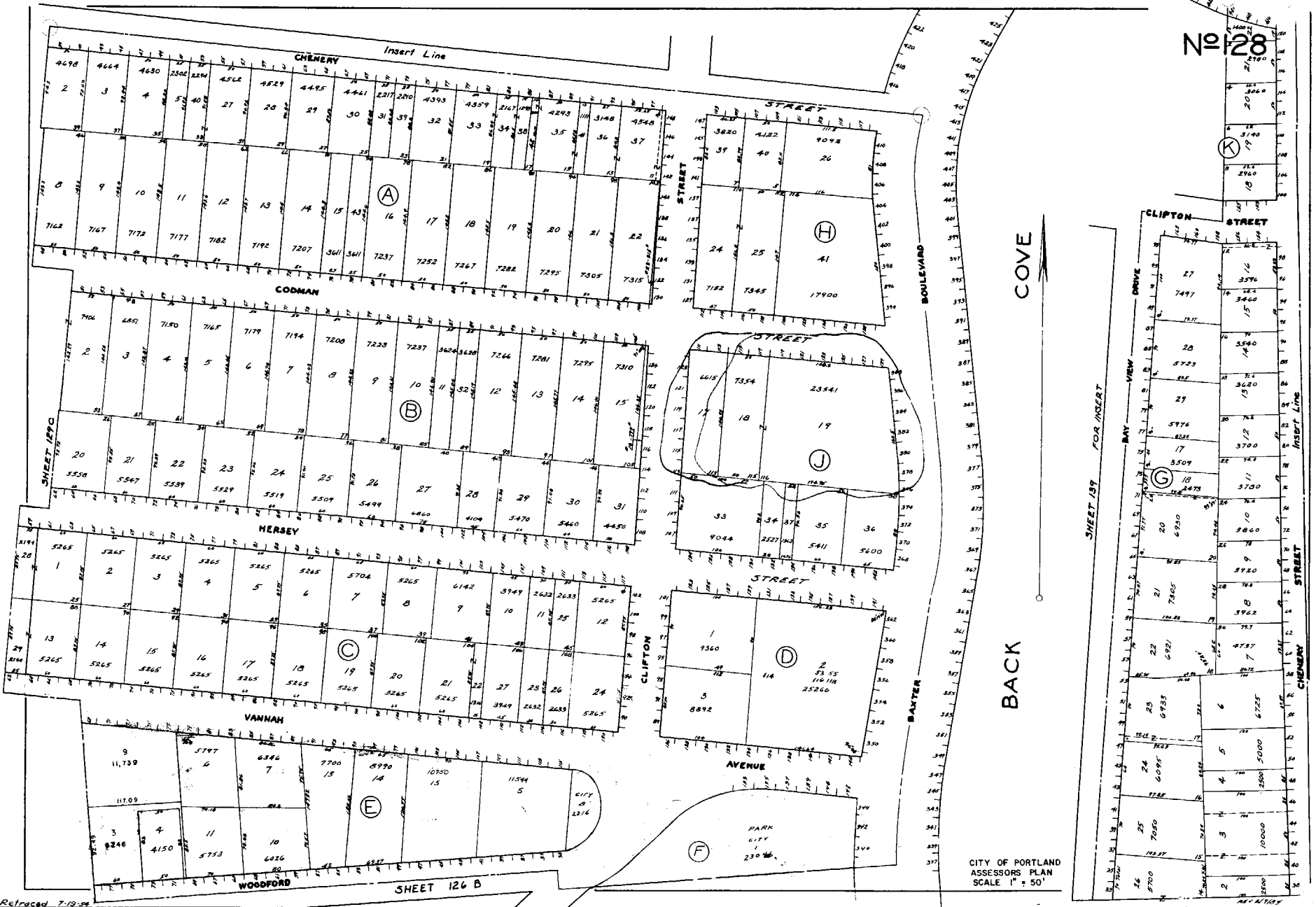
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

X. John A. Henry 11/18/04  
Signature of Applicant/Designee Date  
C. A. Rowe 11/18/04  
Signature of Inspections Official Date

CBL: 1285018 Building Permit #: 041680



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

Revised 7-19-54

BAXTER BOULEVARD

37.64'

114.68'

140.59'

90.00'

100 00'  
r. 3 Front + r. 2  
sides - 8'  
OK

PROPOSED DECK

ADDITION

EXISTING GARAGE

53'-0"

EXISTING

147.21'

51'-8"

36'-0"

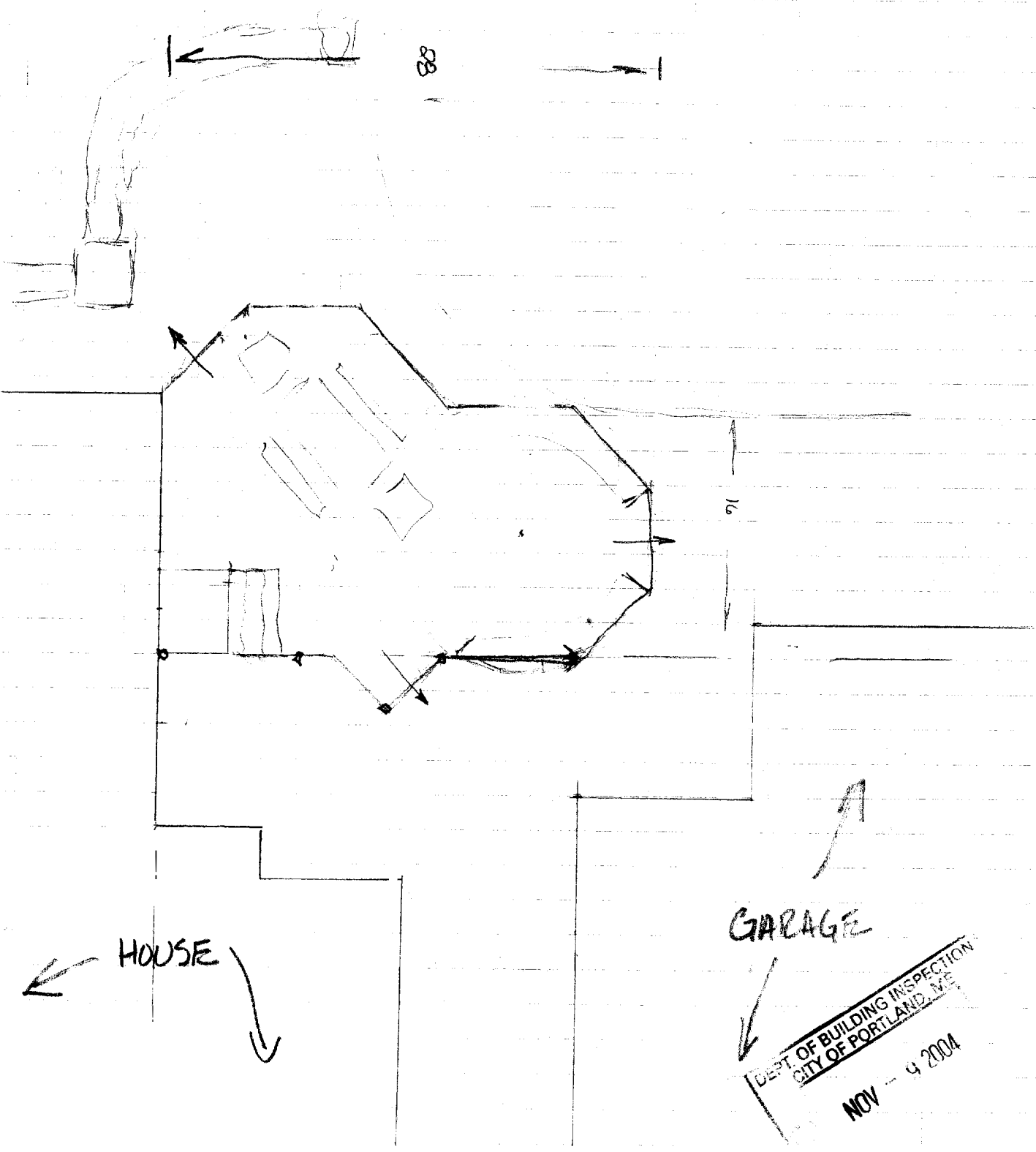
244.83

CODMAN STREET

CLIFTON STREET

OFFICE OF BUILDING DEPARTMENT  
CITY OF FORT LAUDERDALE

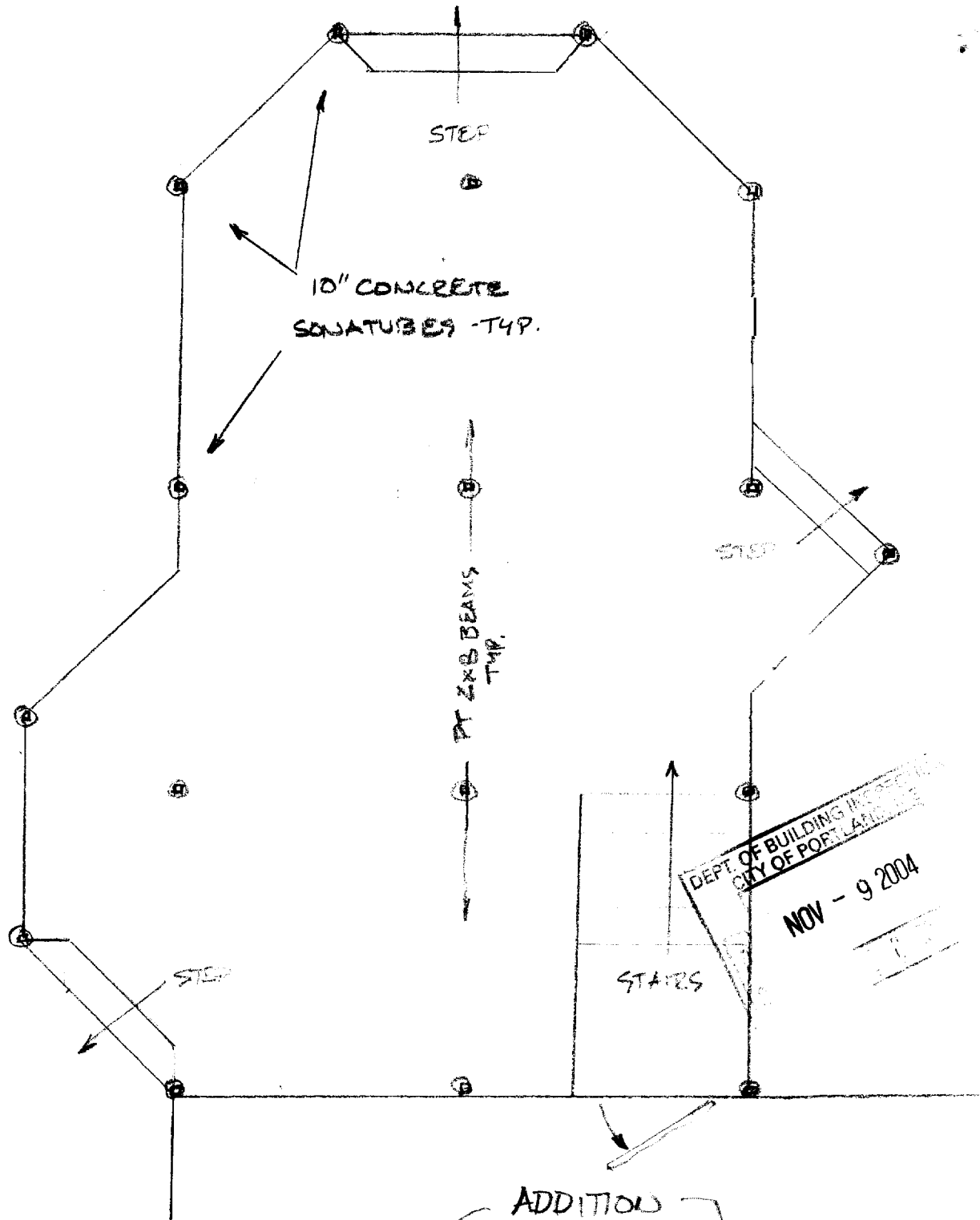
4/20/04





KEANEY RESIDENCE

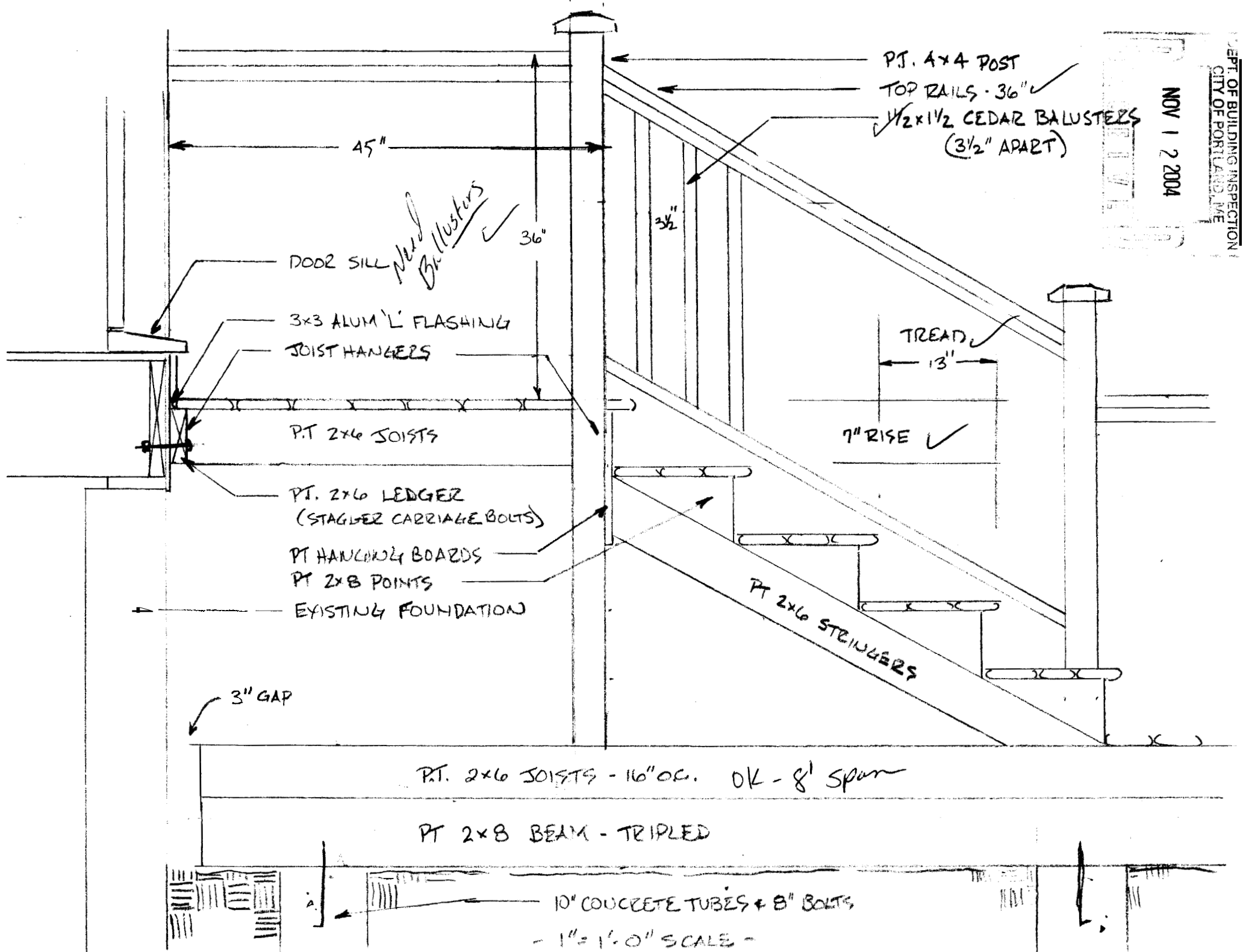
DECK PLAN



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ORE.  
NOV - 9 2004

460 SF  
1/4" = 1'-0" SCALE

NOV 12 2004



PT. 4x4 POST  
 TOP RAILS - 36" ✓  
 1/2 x 1/2 CEDAR BALUSTERS  
 (3 1/2" APART)

DOOR SILL *New Balusters* ✓  
 3x3 ALUM 'L' FLASHING  
 JOIST HANGERS

PT. 2x6 SOISTS  
 PT. 2x6 LEDGER  
 (STAGGER CARRIAGE BOLTS)

PT HANDBRAKE BOARDS  
 PT 2x8 POINTS  
 EXISTING FOUNDATION

TREAD ✓  
 13"  
 7" RISE ✓

PT 2x6 STRINGERS

3" GAP

PT. 2x6 SOISTS - 16" OC. OK - 8' span

PT 2x8 BEAM - TRIPLED

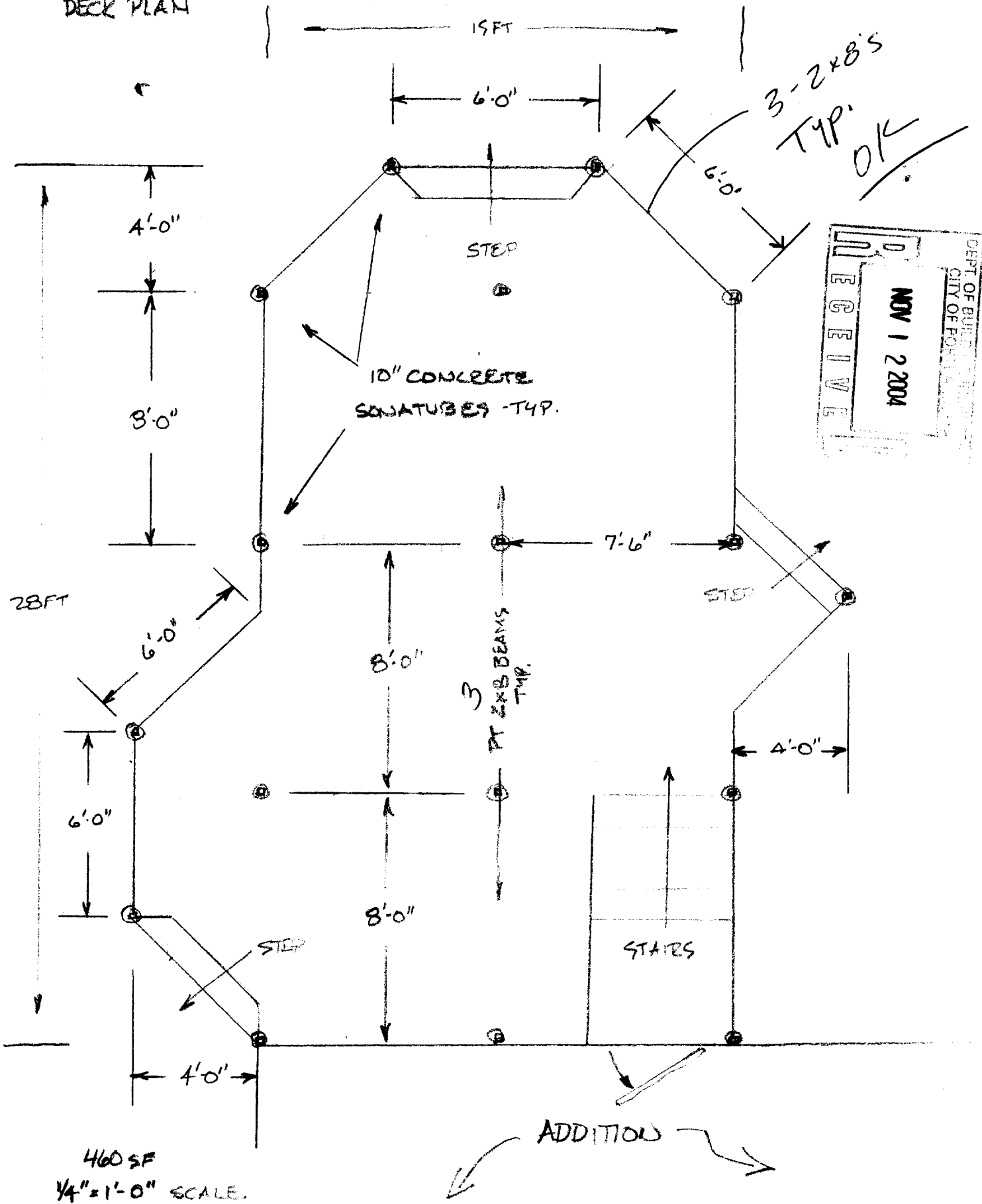
10" CONCRETE TUBES + 8" BOLTS

- 1" = 1'-0" SCALE -

115 Codman St.

KEANEY RESIDENCE

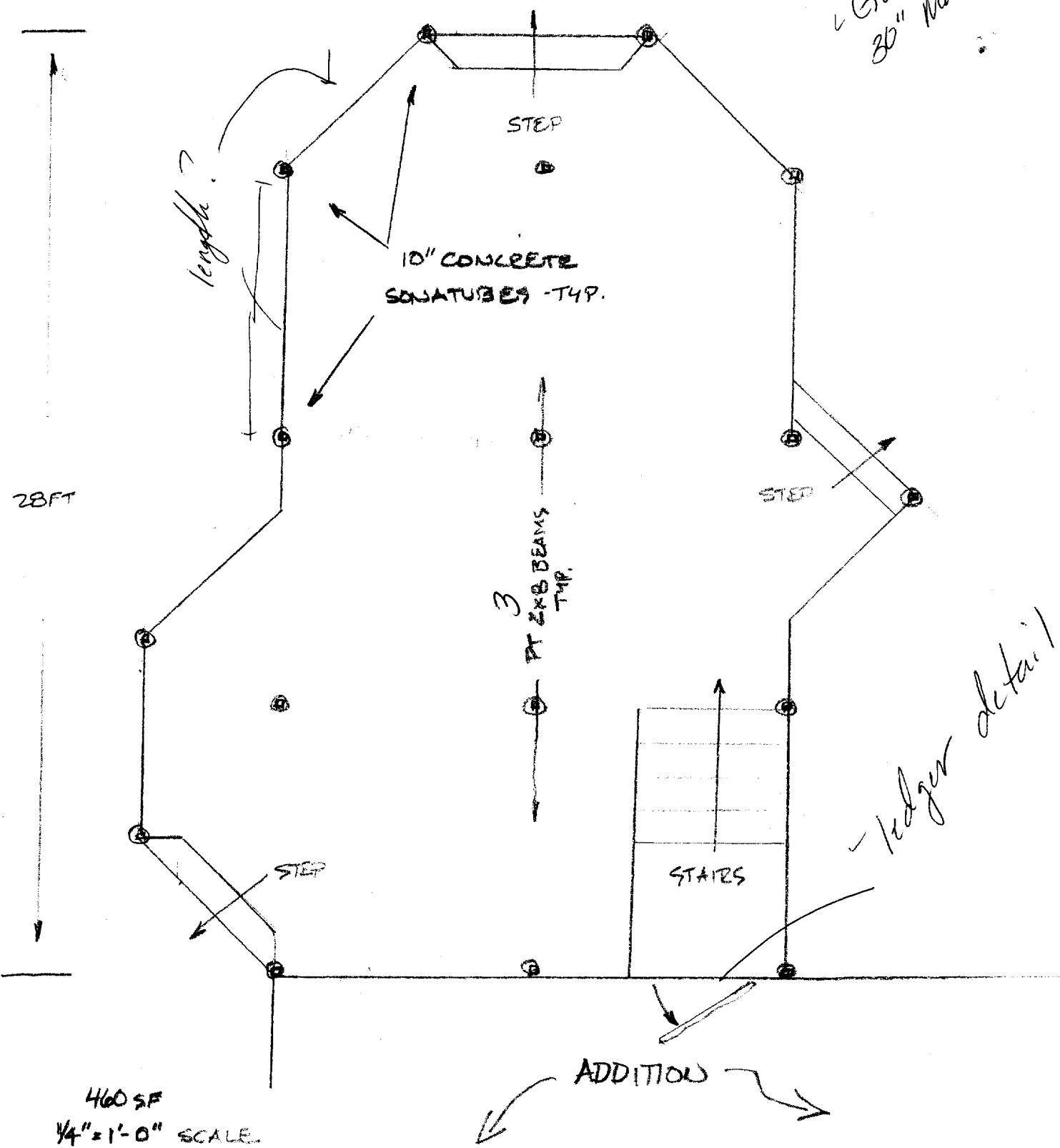
DECK PLAN



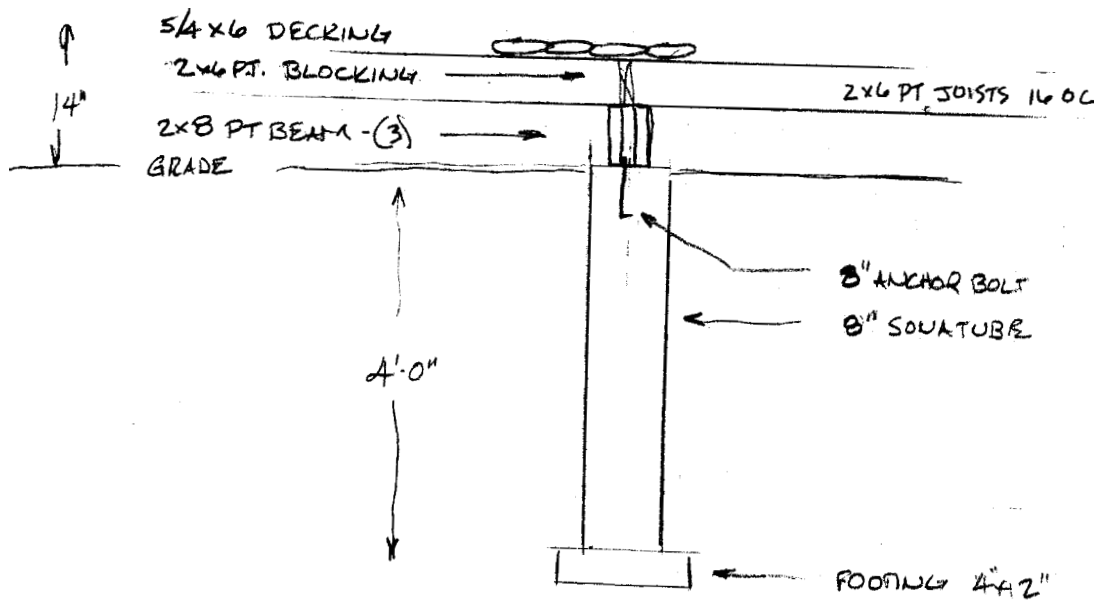
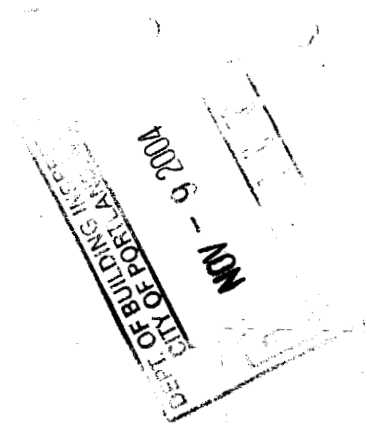
NOV 1 2 2004  
RECEIVED

KEANEY RESIDENCE  
DECK PLAN

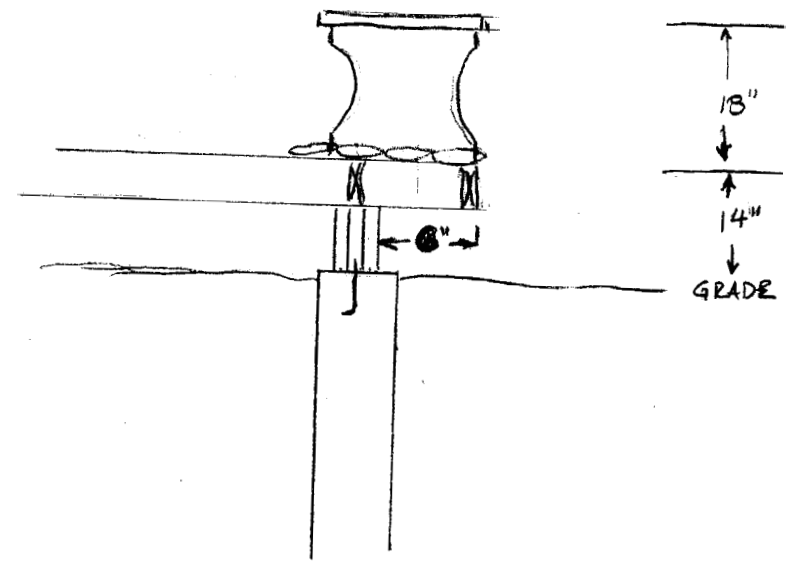
Stair detail  
Guard detail  
30" Max above grade



KEANEY RESIDENCE  
115 CODMAN



BENCH SEATING



1/2" = 1'-0" SCALE



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

11-9 20 01

Received from Joseph Keaney

Location of Work 115 Colman

Cost of Construction \$ 040511

Permit Fee \$ 30<sup>00</sup>/100

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

Other

CBL: 255 J 018

Check #: 8439

**Total Collected \$** 30<sup>00</sup>/100

# 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