

PERMIT ISSUED

DEC 29 2010

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF ~~City WORK~~ and
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 101513

This is to certify that Adshead Michelle E & /self
has permission to Replace stairs at front entry.
AT 62 Ocean Ave CE 129 C008001

provided that the person or persons, firm or corporation accounting 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
lath or other work is laid-in. 24
HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


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: 10-1513	Issue Date:	CBL: 129 C008001
-----------------------	-------------	---------------------

Location of Construction: 62 Ocean Ave	Owner Name: Adshead Michelle E &	Owner Address: 14 Hennings Way	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family / Replace stairs at front entry. <i>legal use R hmo dv.</i>	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 4
		FIRE DEPT: <i>V/A</i> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC, 2009</i>	

Proposed Project Description: Replace stairs at front entry.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: jmy	Date Applied For: 12/13/2010	Zoning Approval
-------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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.. <p style="text-align: center; font-size: 24px; font-weight: bold;">PERMIT ISSUED</p> <p style="text-align: center; font-size: 18px;">DEC 29 2010</p> <p style="text-align: center;">City of Portland</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>all work within existing footprint</i> <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: <i>12/15/10 JBH</i>	Zoning Appeal <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:	Historic Preservation <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 <i>JBH</i> Date:
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1513	Date Applied For: 12/13/2010	CBL: 129 C008001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 62 Ocean Ave	Owner Name: Adshead Michelle E &	Owner Address: 14 Hennings Way	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family / Replace stairs at front entry.	Proposed Project Description: Replace stairs at front entry.
---------------------------------------------------------------------	------------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/15/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the conditon that all the work is taking place within the existing footprint. 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 12/29/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Frost protection (at least 4' below grade) must be installed per the enclosed detail as discussed w/owner/contractor. 2) Fastener schedule per the IRC 2009. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 4) Provide a positive connection to the primary structure to resist both vertical and lateral forces, see R311.5.1. 			

Comments: 1/4/2011-jrioux: Spoke with Owner, i.e. Code change requirements (fall protection, hangers, frost, and beams).

PERMIT ISSUED

DEC 29 2010

City of Portland

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 Inspection 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 with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

DEC 29 2010

City of Portland

10 1513

V 12/13/10



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>62 Ocean Ave</u>		
Total Square Footage of Proposed Structure/Area <u>70 sq ft</u>	Square Footage of Lot <u>.32 acre</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>129</u> Block# <u>C</u> Lot# <u>8</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Chris Adshead</u> Address <u>14 Hennings Way</u> City, State & Zip <u>N. Yarmouth ME 04097</u>	Telephone: <u>(207) 749-1327</u>
Lessee/DBA (If Applicable) RECEIVED DEC 13 2010	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>600</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>30.00</u>
Dept. of Building Inspections City of Portland, Maine Current legal use of the building: <u>2-family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? Proposed Specific use: <u>rental property</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>replace stairs at front entry - "direct replacement"</u>		
Contractor's name: <u>owner</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Chris Adshead</u>		Telephone: _____
Mailing address: _____		

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.

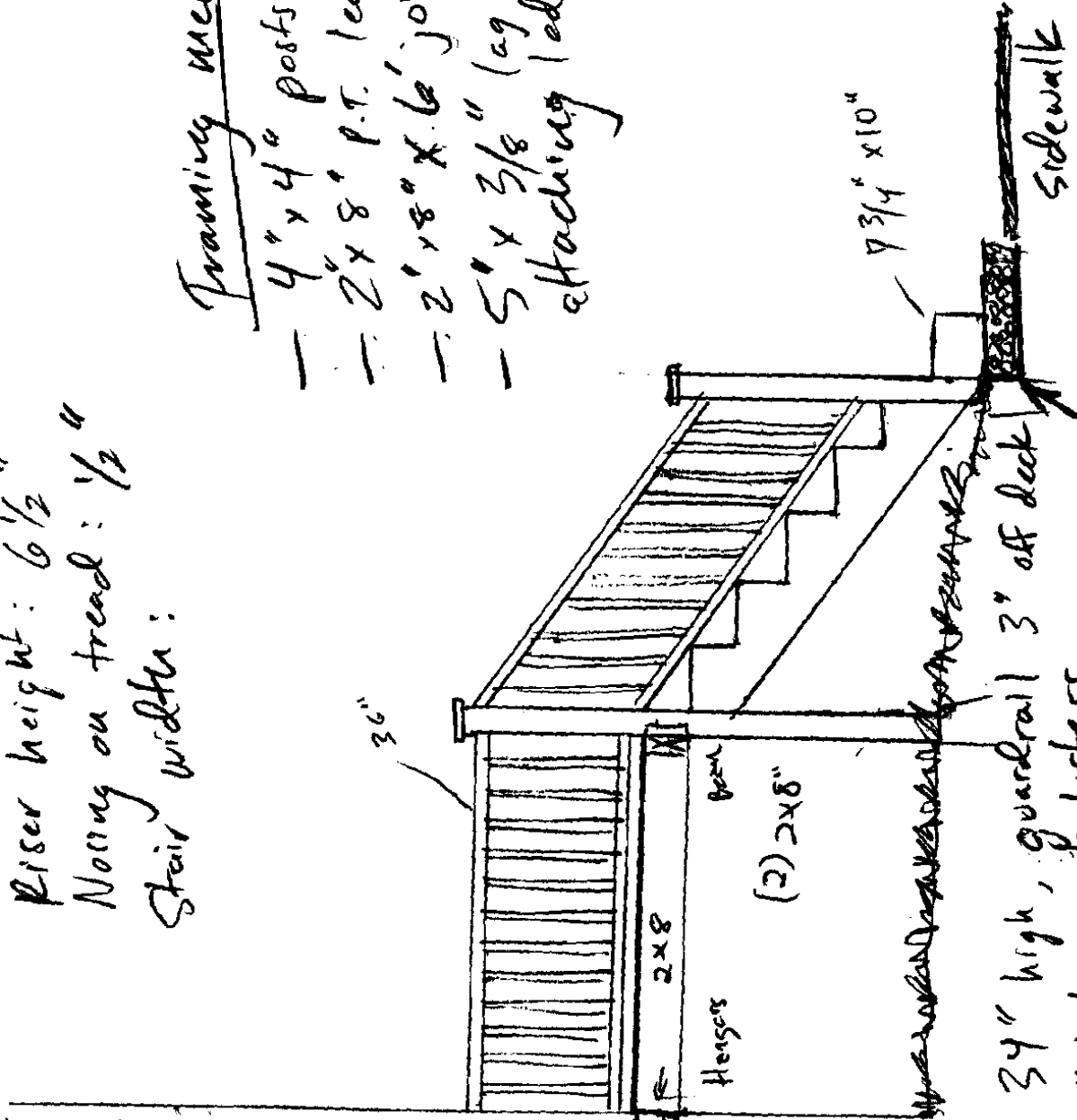
Signature: Chris Adshead Date: 12/13/10

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

Tread depth: 11"
 Riser height: 6 1/2"
 Nosing on tread: 1/2"
 Stair width:

Framing members

- 4" x 4" posts (columns)
- 2" x 8" p.t. ledger board
- 2" x 8" x 6' joists, 16" o.c.
- 5" x 3/8" lag screws attaching ledger to base



Handrail

Lag screws to attach 5" x 3/8" board to base

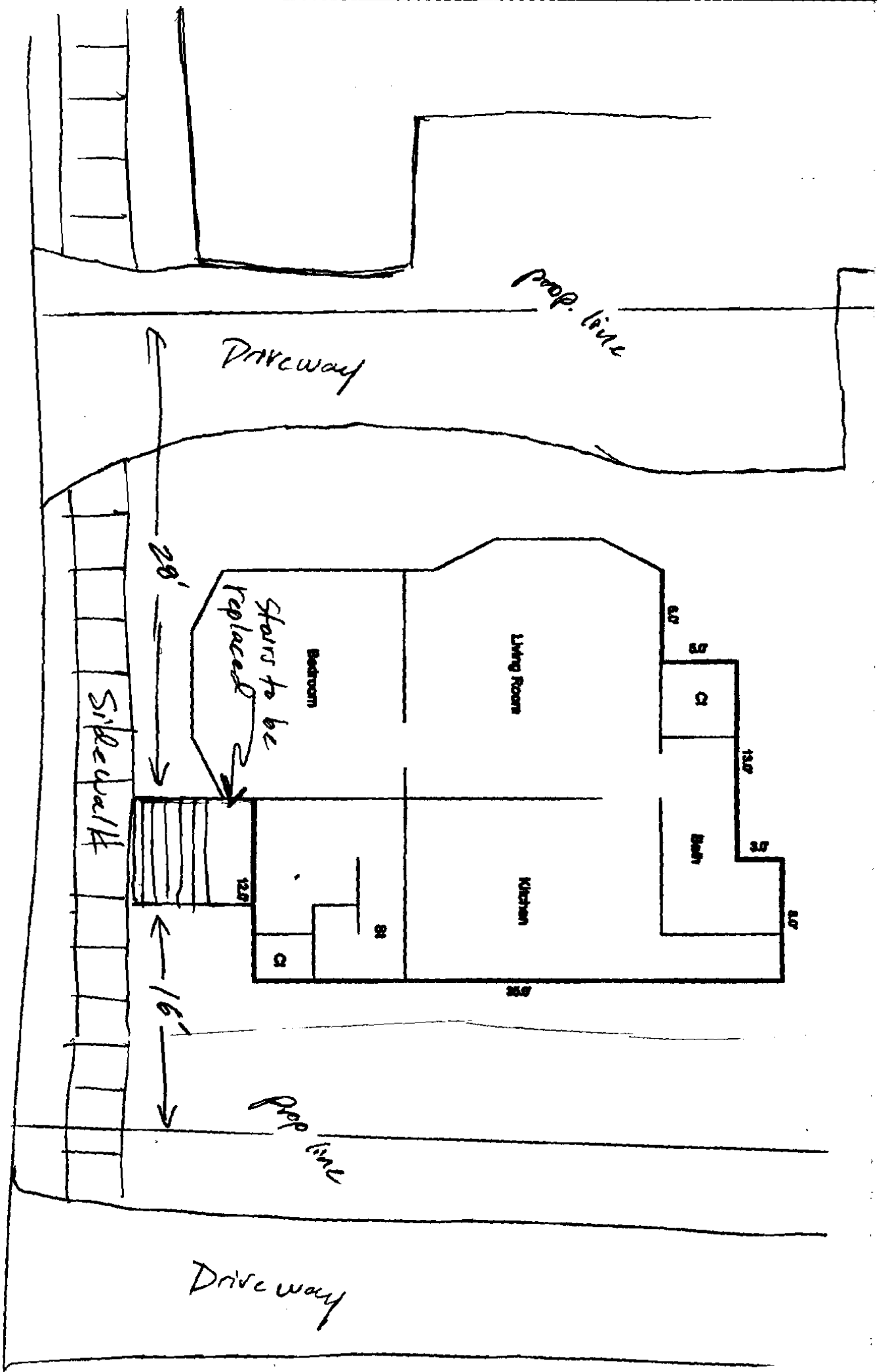
Handrail @ 34" high, guardrail 3" off deck
 not more than 3" between balusters
 One hand/guard-rail each side

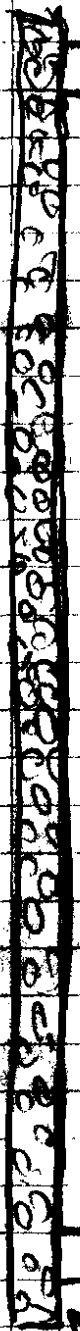
Existing concrete slab

7 3/4" x 10"

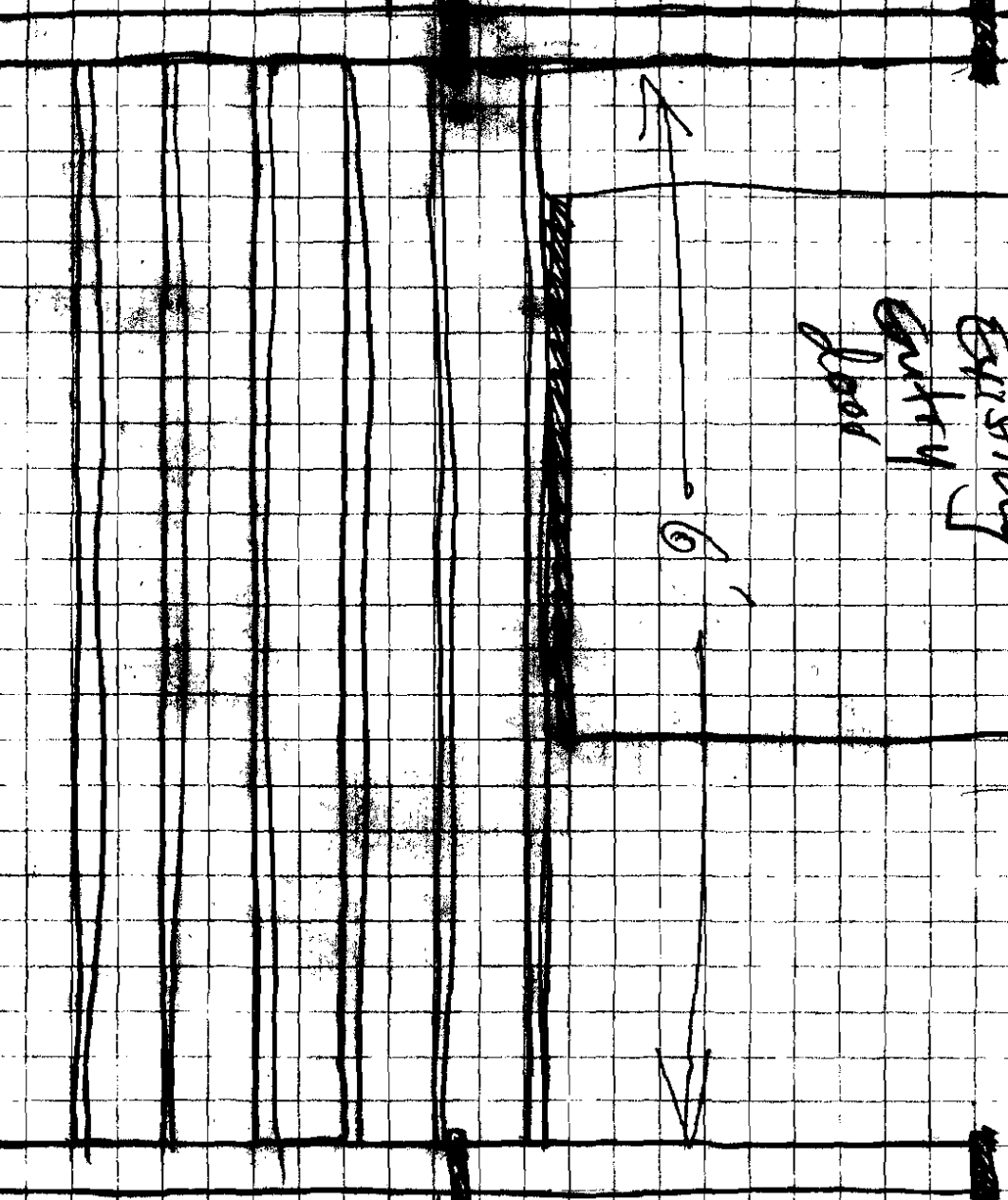
sidewalk

Ocean Avenue





←
61120
61120
61120
61120
61120
61120



Existing
cutting
road

