



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/21/14



# PORTLAND MAINE

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

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: By: Rik Romano Date: 10/10/14  
FOR: PAPI SROIMANO BUILDERS, INC. ITS: PRESIDENT

I have provided digital copies and sent them on: ELECTRONIC SUBMISSION Date: 10/10/14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**



Jeff Levine, AICP, Director  
 Planning & Urban Development Department

Tammy Munson, Director  
 Inspections Division

## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

### One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost  
 This is not a Permit; you may not commence any work until the Permit is issued.**

**389 Congress Street \* Portland Maine 04101-3509 \* Phone: (207) 874-8703 \* Fax: (207) 874-8716  
<http://www.portlandmaine.gov/planning/buildinsp.asp> \* E-Mail: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/21/14

# 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.

Address/Location of Construction: 40 Norwood St.		
Total Square Footage of Proposed Structure:		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 130   B00100B	Applicant Name: Papi and Romano Builders, Inc. Address PO Box 1079 City, State & Zip Portland, ME 04104	Telephone: 207-797-3381 Email: rick@papiandromanobuilders.com
Lessee/Owner Name : 40 Norwood St. Condo Assoc. (if different than applicant) Address: 40 Norwood St. City, State & Zip: Portland , ME 04103 Telephone 434-847-5339 E-mail:	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone E-mail: rick@papiandromanobuilders.com	Cost Of Work: \$ 48,000.00 C of O Fee: \$ 542.00 Historic Rev \$ Total Fees : \$ 542
Current use (i.e. single family) <u>single family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>no change of use</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <b>rebuild second and third floor porches</b>		
Who should we contact when the permit is ready: Rick Romano		
Address: PO Box 1079		
City, State & Zip: Portland, ME 04104		
E-mail Address: rick@papiandromanobuilders.com		
Telephone: ( 207 ) - 797-3381		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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: *By: Rick Romano* Date: 10/1/14

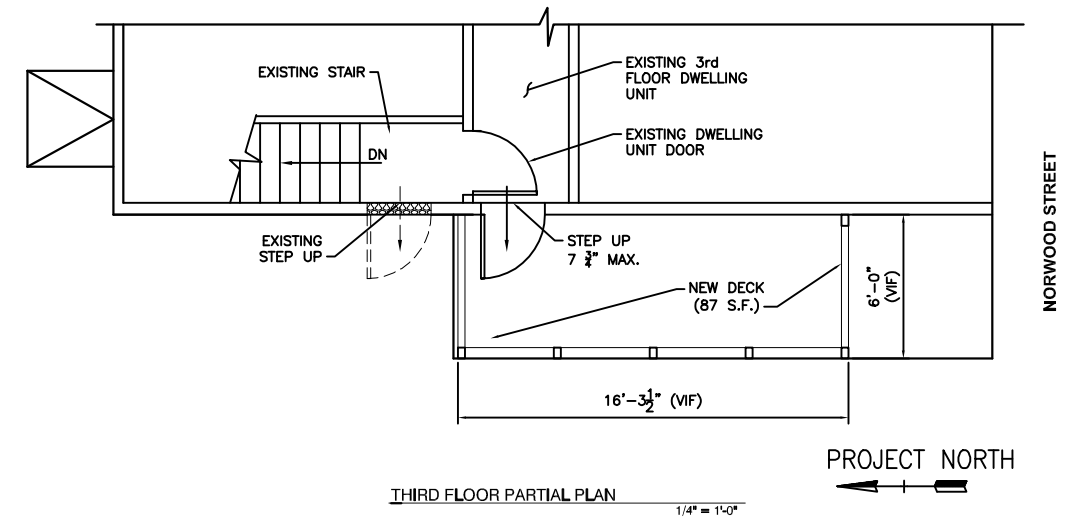
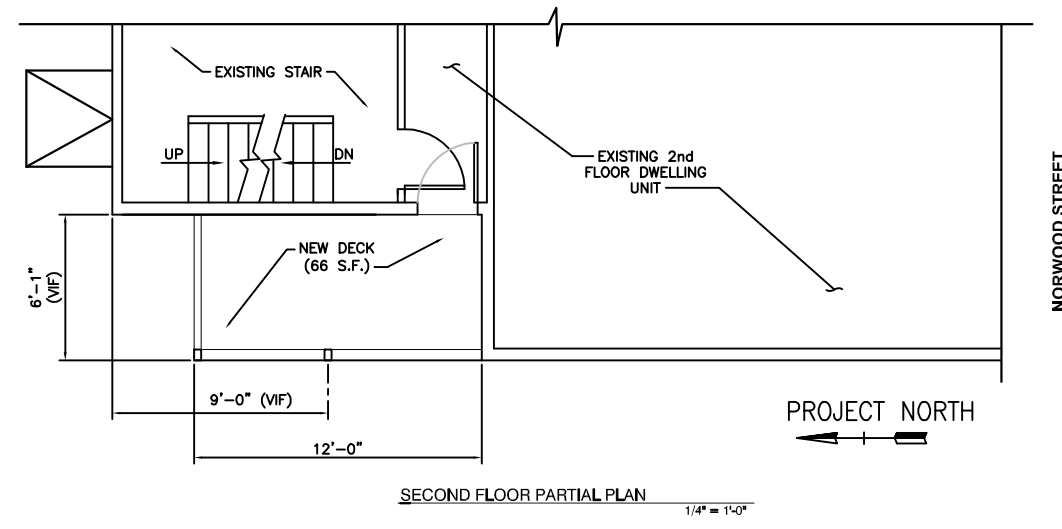
This is not a permit; you may not commence ANY work until the permit is issued.

*For: PAPI & ROMANO BUILDERS, INC.  
ITS: PRESIDENT*



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14



South View  
40 NORWOOD STREET - THREE DWELLING UNITS  
Portland, Maine

**GENERAL NOTES**

- All work shall be in accordance with IBC 2009 by ICC, 2009 NFPA 101 Life Safety Code, Maine Uniform Building Energy Code, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC Installation. Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Dimensions shown shall be verified by G.C. in the field.
- Building is classified in 2009 IBC as a residential R-2 Group with three (3) existing Dwelling Units in a three story structure.
- Maximum riser height for stairs or steps shall be 7 3/4" and minimum tread depth shall be 10".
- Minimum guard rail height shall be 3'-6" measured from walking surface. Balusters shall have maximum 3 7/8" clear dimension between, typ.

REV. DATE	10-22-14	ISSUED	STATUS

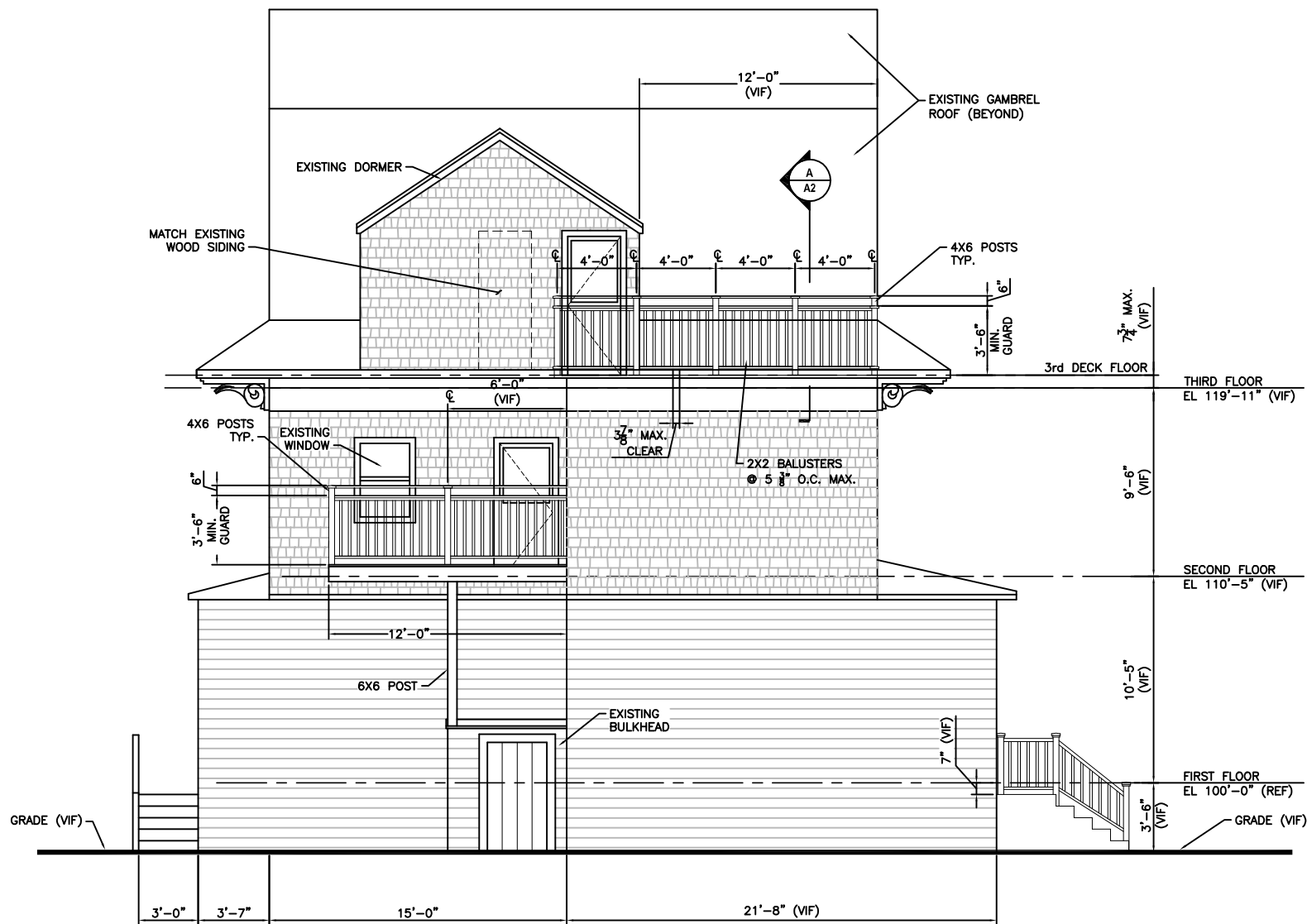
**OCTOBER 21, 2014**  
**DECK ADDITION TO: EXISTING 3 STORY RESIDENTIAL BUILDING**  
**40 NORWOOD STREET PORTLAND, MAINE**  
 PARTIAL FLOOR PLANS AND NOTES

**A1**

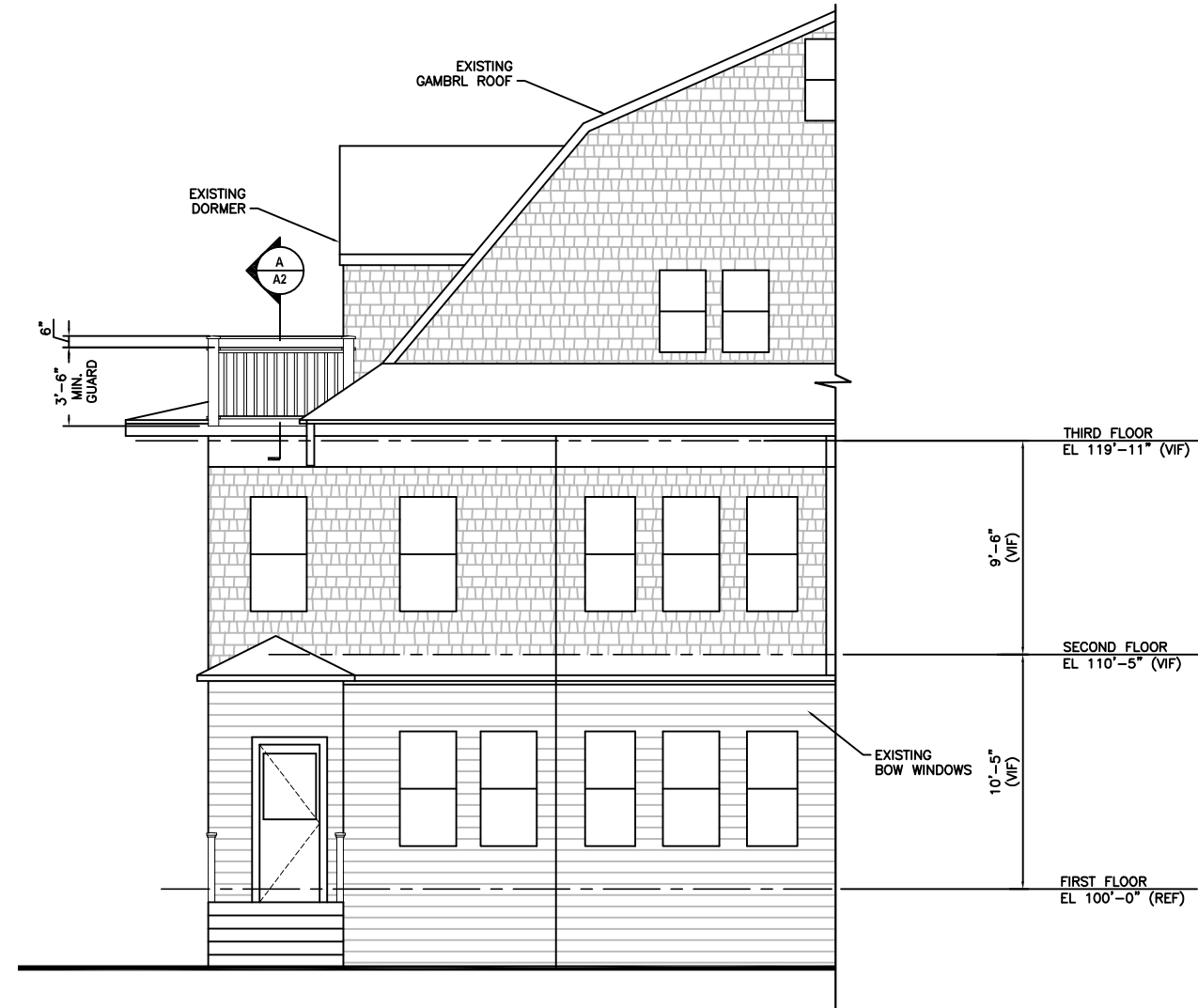


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

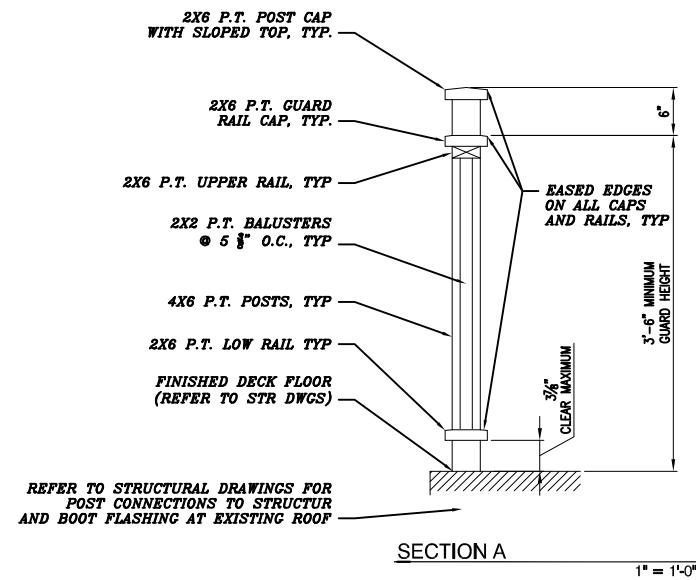
Date: 11/21/14



WEST ELEVATION  
1/4" = 1'-0"



PARTIAL SOUTH ELEVATION  
1/4" = 1'-0"



REFER TO STRUCTURAL DRAWINGS FOR  
POST CONNECTIONS TO STRUCTURE  
AND BOOT FLASHING AT EXISTING ROOF

SECTION A  
1" = 1'-0"

REV.	DATE	STATUS
10-22-14		ISSUED

OCTOBER 21, 2014  
DECK ADDITION TO: EXISTING 3 STORY RESIDENTIAL BUILDING  
40 NORWOOD STREET PORTLAND, MAINE  
EXTERIOR ELEVATIONS & GUARD DETAIL

A2

**Building Inspections - Porches @ 40 Norwood St.**

---

**From:** Rick Romano <rick@papiandromanobuilders.com>  
**To:** <buildinginspections@portlandmaine.gov>  
**Date:** 10/22/2014 4:12 PM  
**Subject:** Porches @ 40 Norwood St.  
**Attachments:** doc00097520141013170713.pdf; S1 - Rev A.pdf; Norwood St\_10-22-14.pdf; PapiRomano\_Sig\_Award\_2.png

---

Hello,

Attached please find the permit application and drawings for the porch replacements @ 40 Norwood St.

This permit application is a follow up to the original **Permit ID # 2014 - 01935**

**I am hopeful this permit will follow the same FAST TRACK as the demolition permit given it's replacing the two previously existing porches permitted for demolition. Please see Jeanie Bourke who worked with me on the initial demolition permit and is aware of the replacement porches.**

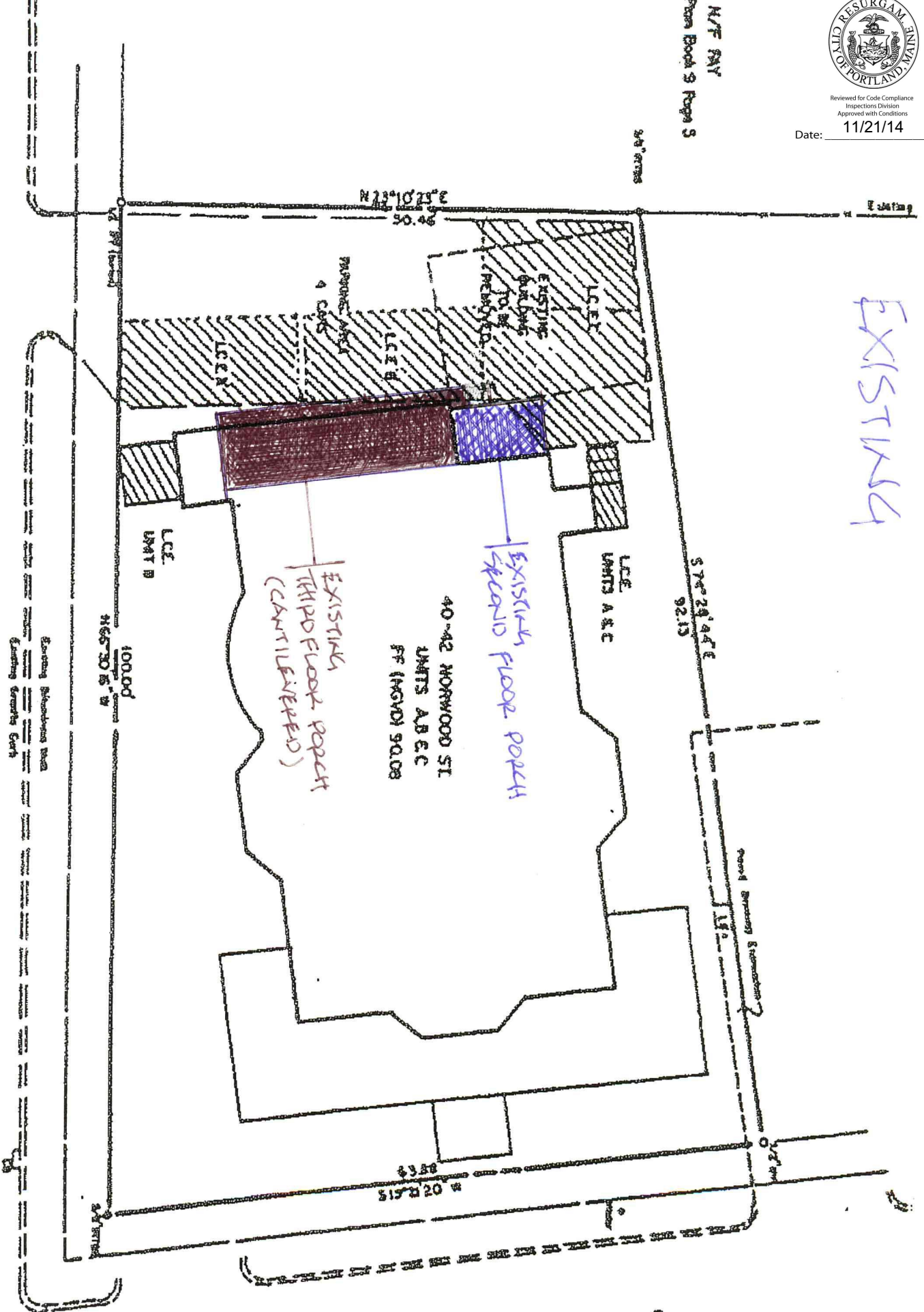
The second floor porch is the same size and the third floor porch is smaller. Both have been engineered for construction by L & L Structural Engineering.

**Thank you, Rick Romano**





EXISTING



40 NORWOOD ST.  
PORTLAND, ME

AS APPEARING ON



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/21/14

Date: \_\_\_\_\_

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 201402510	<b>Applicant:</b> BELL ALEXANDER WAYNE & C
<b>Project Name:</b> Rebuild second and third floor porc	<b>Location:</b> 40 NORWOOD ST
<b>CBL:</b> 130 B00100B	<b>Permit Type:</b> Additions - Multi Family
<b>Invoice Date:</b> 10/27/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$542.00		\$0.00		\$542.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Building Permit Fee First \$1000	1	\$25.00
Building Permit Fee Add'l \$1000	1	\$517.00
		<u>\$542.00</u>
<b>Total Current Fees:</b>	+	<b>\$542.00</b>
<b>Total Current Payments:</b>	-	<b>\$0.00</b>
<b>Amount Due Now:</b>		<b>\$542.00</b>

-----  
Detach and remit with payment

**CBL** 130 B00100B  
**Bill To:** BELL ALEXANDER WAYNE & CAROLYN WILKE  
 42 N PRINCETON CIR  
 LYNCHBURG, VA 24503

**Application No:** 201402510  
**Invoice Date:** 10/27/2014  
**Invoice No:** 47050  
**Total Amt Due:** \$542.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)



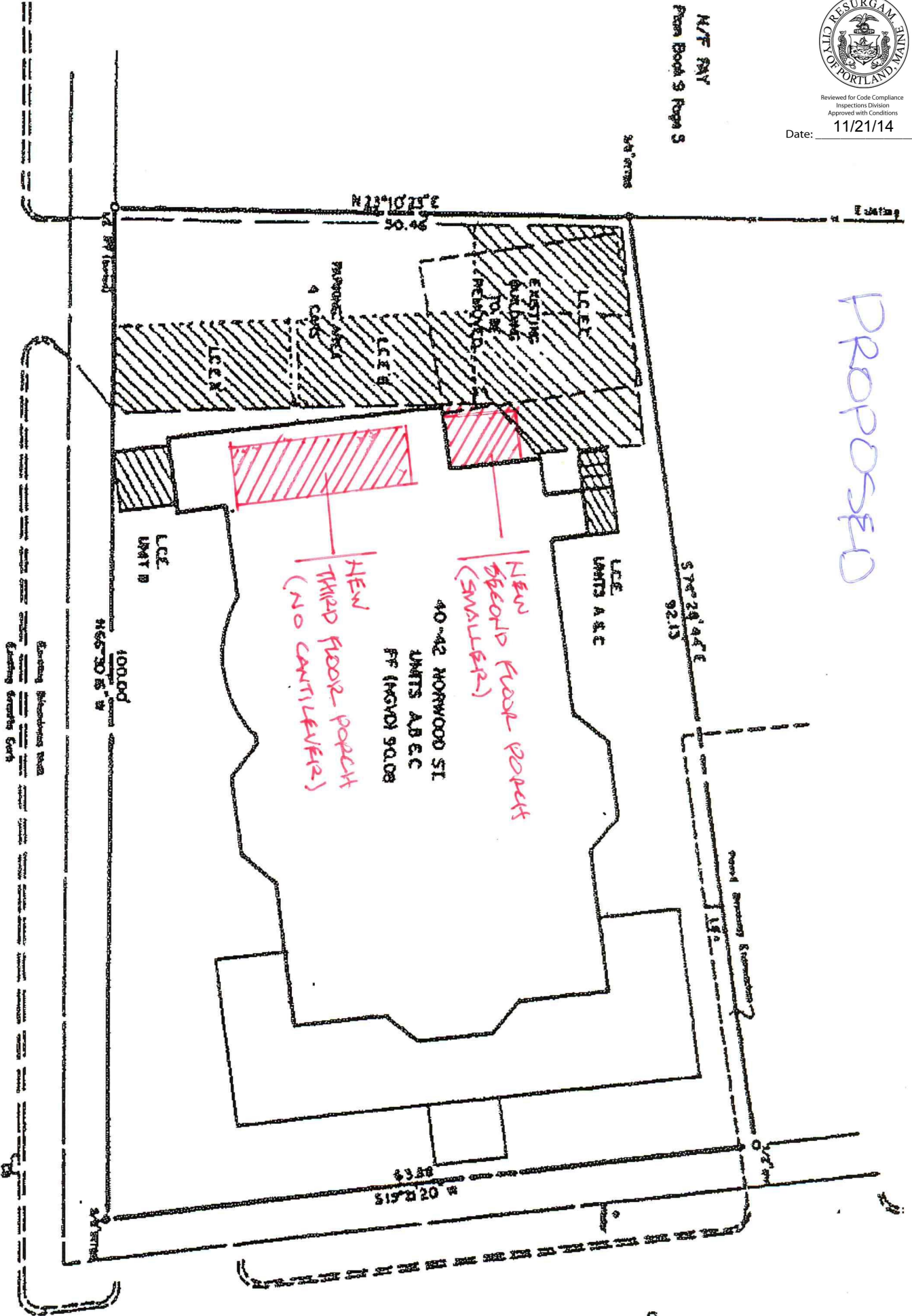


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/21/14

N/F SAY  
From Book 9 Page 5

PROPOSED



40 NORWOOD ST.  
PORTLAND, ME.

**GENERAL NOTES:**

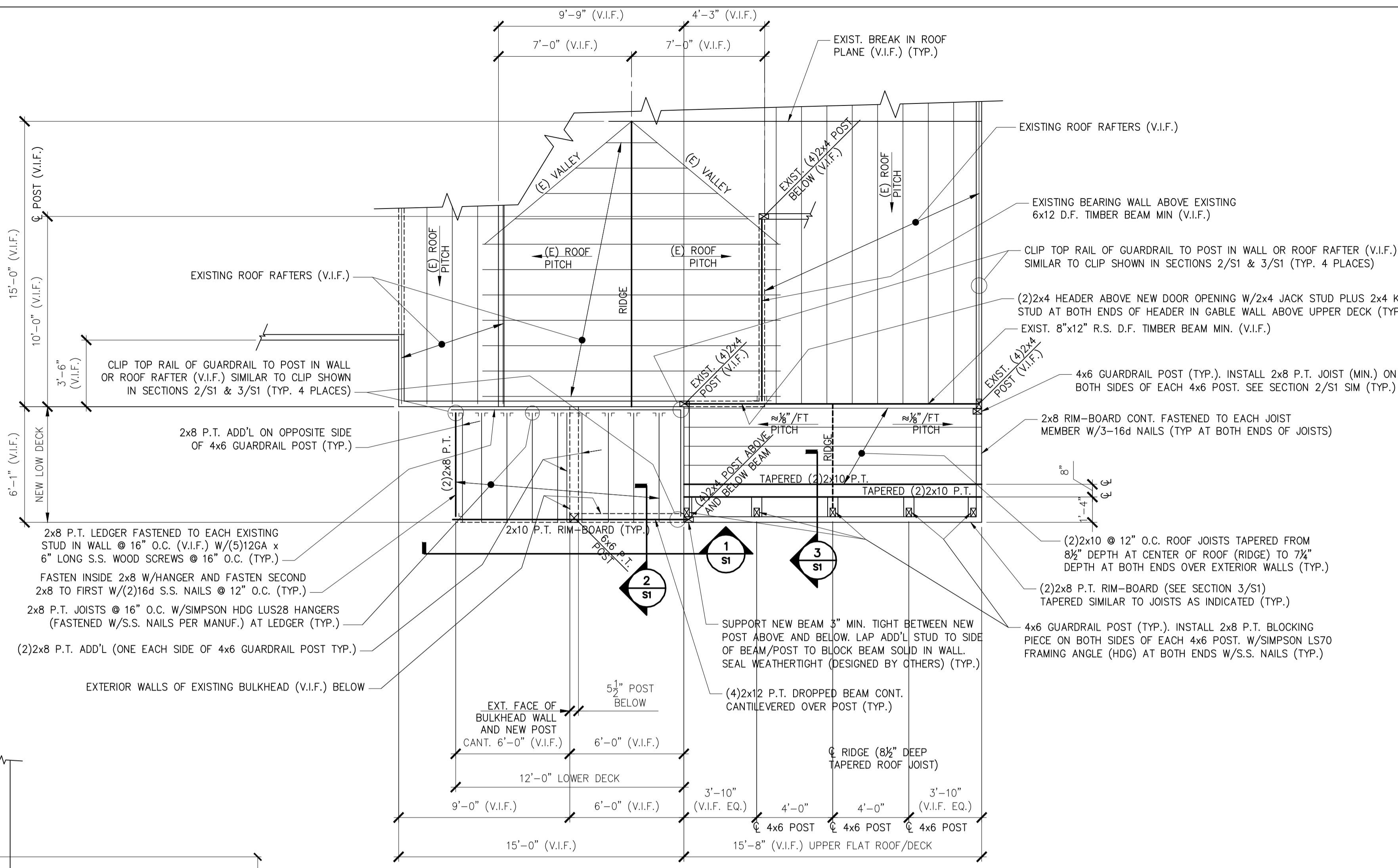
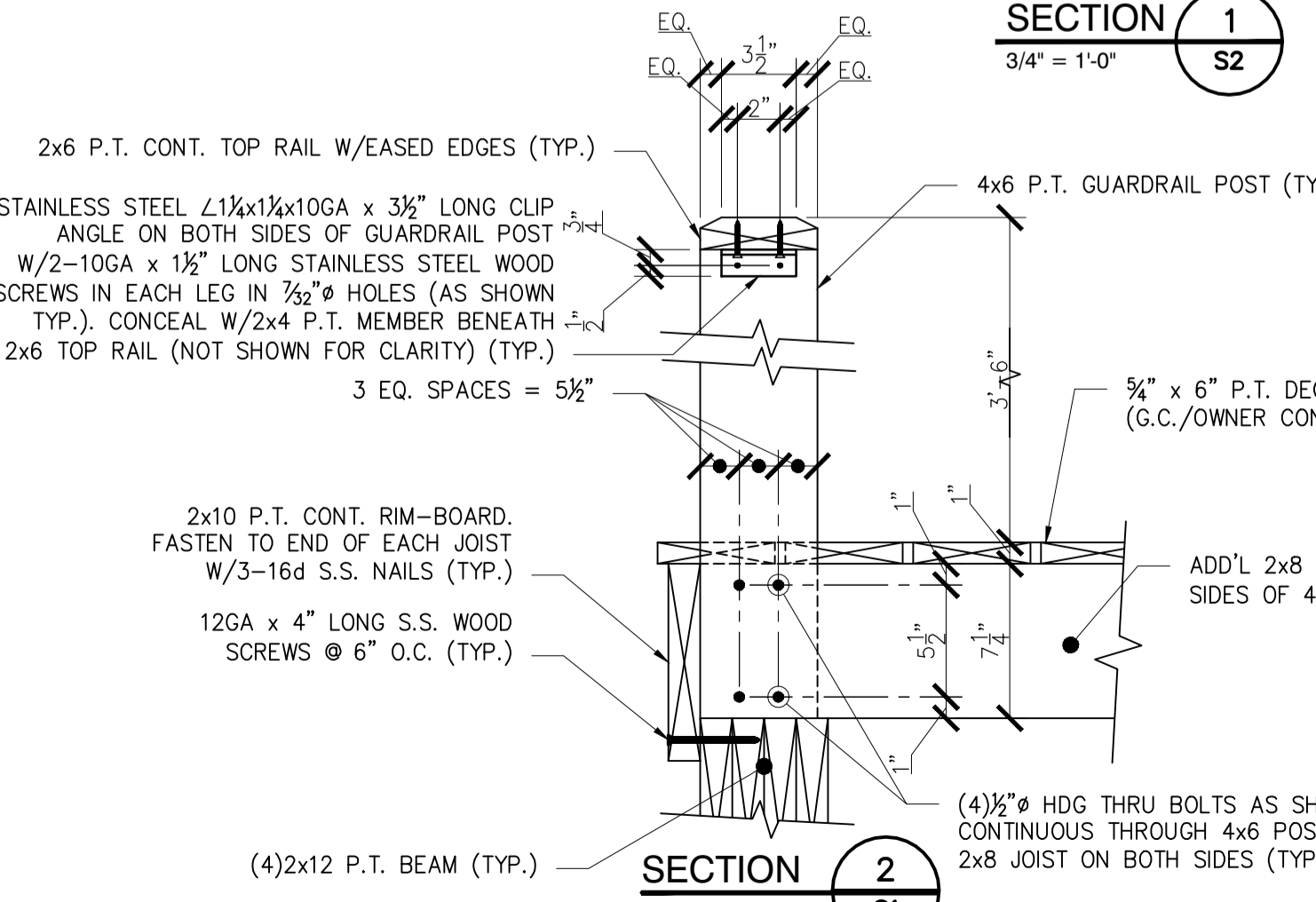
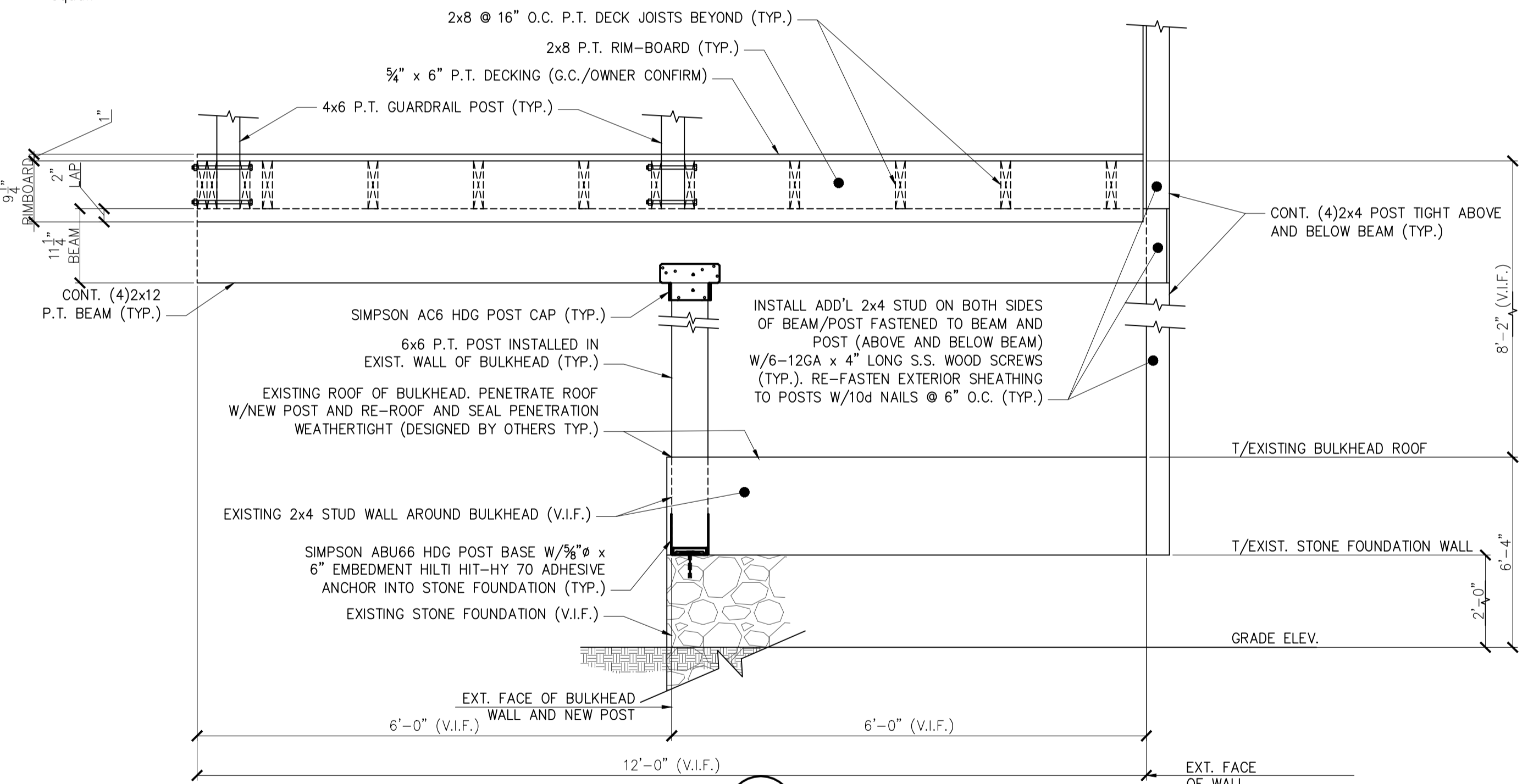
- The notes on the drawings are not intended to replace specifications. In addition to general notes. See specifications for requirements.
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

**DESIGN LOADS:**

- Building code: IRC (2009) International Residential Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)  
Roof ..... 45 psf + drift as applicable  
Floor ..... 40 psf
- Design wind loads are based on exposure B using 100 mph basic wind speed.
- Seismic Design per IRC 2009

**TIMBER FRAMING:**

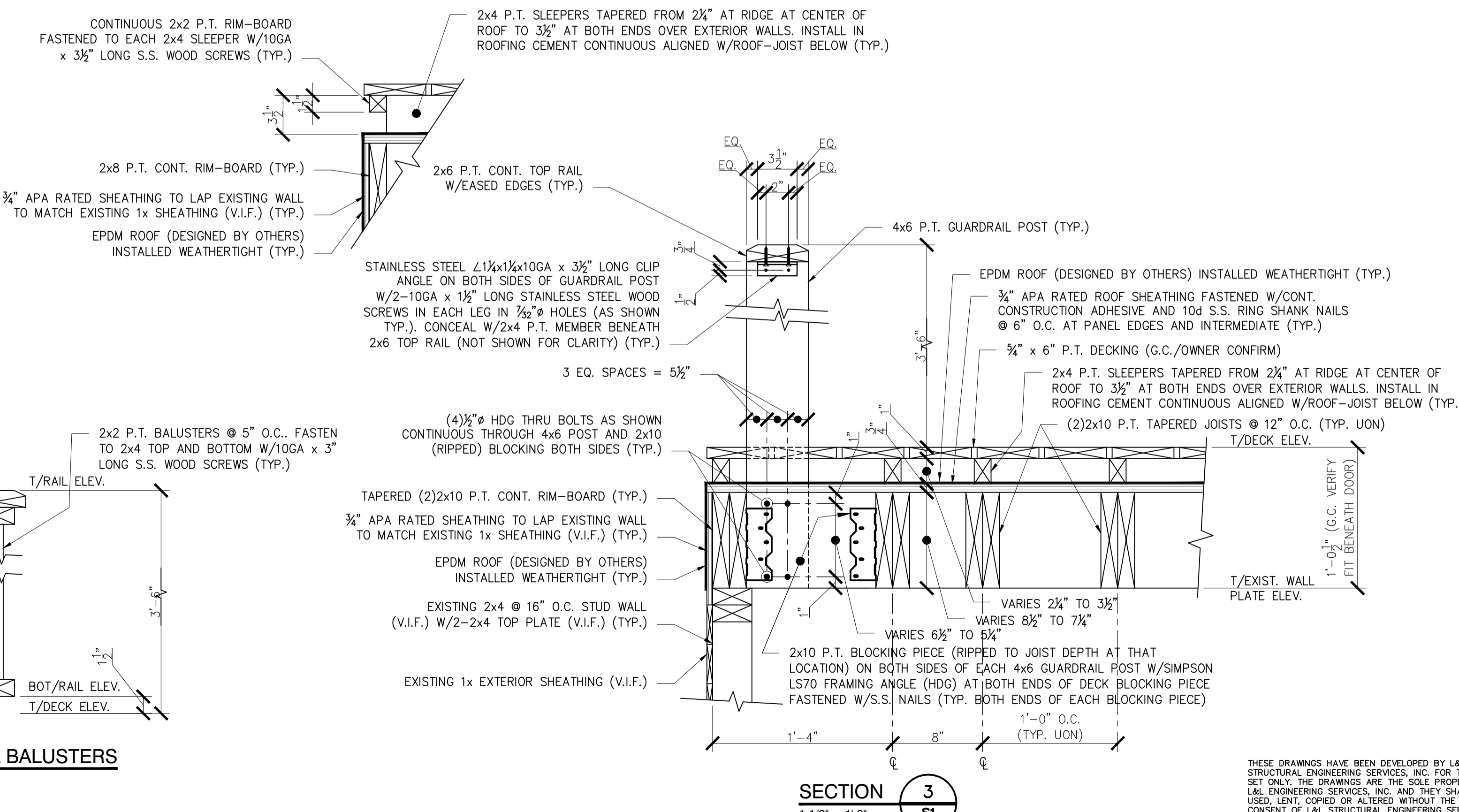
- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWP treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be stainless steel.
- Provide Simpson H2.5A hurricane anchors where timber framing and/or trusses bear on bearing wall and structural beams.
- Nails and screws not specified shall conform with IBC 2009. All nails and screws in contact with pressure treated timber shall be stainless steel.
- Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate (typ. use in plan). Lap sheathing 1'-0" minimum over existing structure (Where applicable).
- Provide 3/4" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
- Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
- LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.



**PARTIAL EXTERIOR DECK AND ROOF FRAMING PLAN**

1/4" = 1'-0"

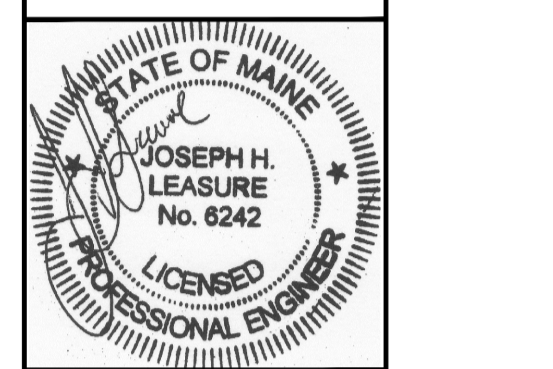
- NOTES:**
- SEE GENERAL NOTES ON DWG S1.
  - "E" INDICATES: EXISTING CONDITIONS, OR MEMBERS.
  - "TYP." INDICATES: TYPICAL (ALSO SEE GENERAL NOTE #5).
  - "V.I.F." INDICATES: G.C. SHALL "VERIFY IN FIELD" EXISTING DIMENSIONS, ELEVATIONS, OR CONDITIONS INDICATED AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
  - "U.O.N." INDICATES: UNLESS OTHERWISE NOTED.
  - "S.S." INDICATES: STAINLESS STEEL.



**TYPICAL BALUSTERS**

1 1/2" = 1'-0"

**L & L STRUCTURAL ENGINEERING SERVICES, INC.**  
 SIX O. STREET  
 SOUTH PORTLAND, MAINE 04106  
 PHONE: (207) 767-4830  
 FAX: (207) 799-5432



designed by: JHL	description	rev.	date	approved by: JHL
drawn by: RLW	FOR PRICING AND PERMIT	A	09/09/14	
checked by: JHL				
scale: AS NOTED				
date: 09/09/2014				
plot date: 09/09/2014				
project #: 2014-123				

**RESIDENTIAL BUILDING LOCATED AT**  
 40 NORWOOD STREET  
 PORTLAND, MAINE  
 EXTERIOR DECKS, PARTIAL FRAMING PLANS, & SECTIONS

**S1**

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.