

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARTHA J WALSH

Located At 756 FOREST AVE

Job ID: 2012-08-4776-ALTR

CBL: 130- I-015-001

has permission to Remove porch & rebuild porch for egress

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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 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.**

Required inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4776-ALTR

Located At: 756 FOREST AVE

CBL: 130- I-015-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans and information submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The existing two story porch may be legally nonconforming to setbacks. If it is removed and not rebuilt within the year then the footprint will be lost.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4776-ALTR	Date Applied: 8/22/2012	CBL: 130- I-015-001	
Location of Construction: 756 FOREST AVE	Owner Name: MARTHA J WALSH	Owner Address: 11 NEVENS ST PORTLAND, ME 04103	Phone: 207-772-1083
Business Name:	Contractor Name: John Hagar	Contractor Address: 291 Windham Center Rd., Windham, ME 04062	Phone: 207-776-1695
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2c
Past Use: Two family	Proposed Use: Same - Two family - remove existing two level covered porch, frame in 2 nd floor doorway & build 6' x 8' deck & stairs for 1 st floor egress	Cost of Work: 5000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R.2 Type: SB IRC 09
Proposed Project Description: remove 2 level porch & construct one story 6' x 8' deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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>Special Zone or Reviews</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>Dr w/condition</i> <i>8/22/12 ABH</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>ASU</i></p>
	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

P-20

2012-08-4776 60



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>756 Forest Ave. Portland, Me. 04109</u>		
Total Square Footage of Proposed Structure/Area <u>100 sq. ft.</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>I</u> Lot# <u>015-001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Martha Walsh</u> Address <u>11 Nevens St.</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>772-1083</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip	Cost of Work: \$ <u>4,500</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>70.-</u>
RECEIVED AUG 22 2012 Dept. of Building Inspections, State & Zip City of Portland Maine		
Current legal use (i.e. single family) <u>two family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>no change</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Remove existing 2 level porch + roof, frame in doorway from second floor and construct a 6x8' deck and stairs for the first level exit.</u>		
Contractor's name: <u>John Hagar</u> Email: _____ Address: <u>291 Windham Ctr. Rd.</u> City, State & Zip <u>Windham, Me. 04062</u> Telephone: <u>776-1695</u> Who should we contact when the permit is ready: <u>John Hagar</u> Telephone: <u>776-1695</u> Mailing address: <u>291 Windham Ctr. Rd. Windham, Me. 04062</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.

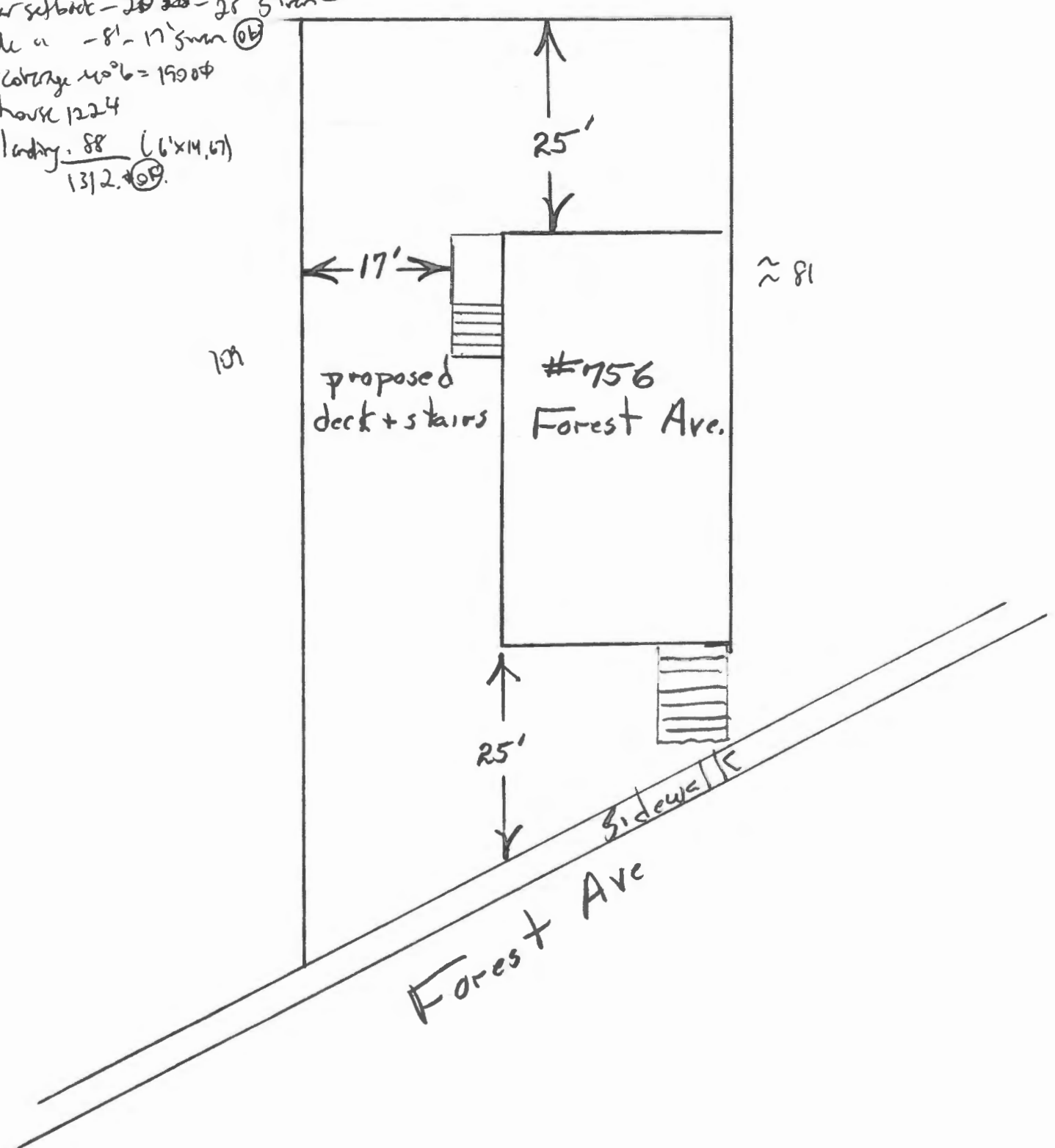
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

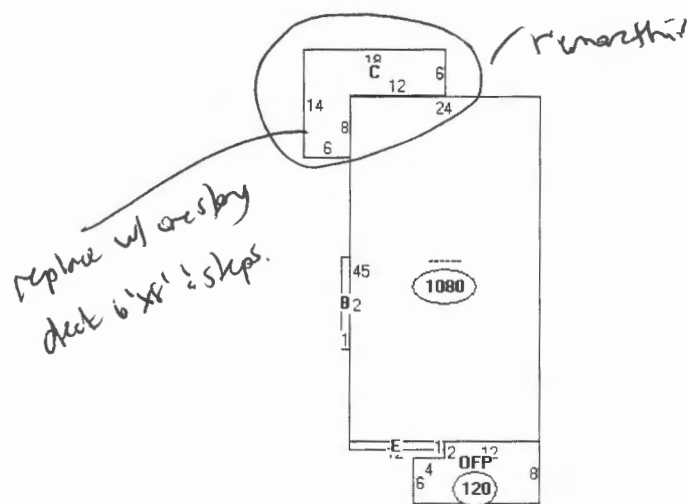
and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Martha J. Walsh Date: August 16, 2012

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

R-5
 lotsize 4750.0
 rear setback - 20' - 25' 5' min (OK)
 side u - 8' - 17' 5' min (OK)
 lot coverage 40% = 1900.0
 house 1224
 landing .88 (6' x 14.67)
 1312.0 (OK)





Descriptor/Area

- A: ---
1080 sqft
- B: 2FBAY/B
12 sqft
- ~~C: OFF/OP
120 sqft~~
- D: OFF
120 sqft
- E: 2FBAY/B
12 sqft



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Receipts Details:

Tender Information: Check , BusinessName: Martha J Walsh, Check Number: 2655

Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 8/22/2012

Receipt Number: 47378

Receipt Details:

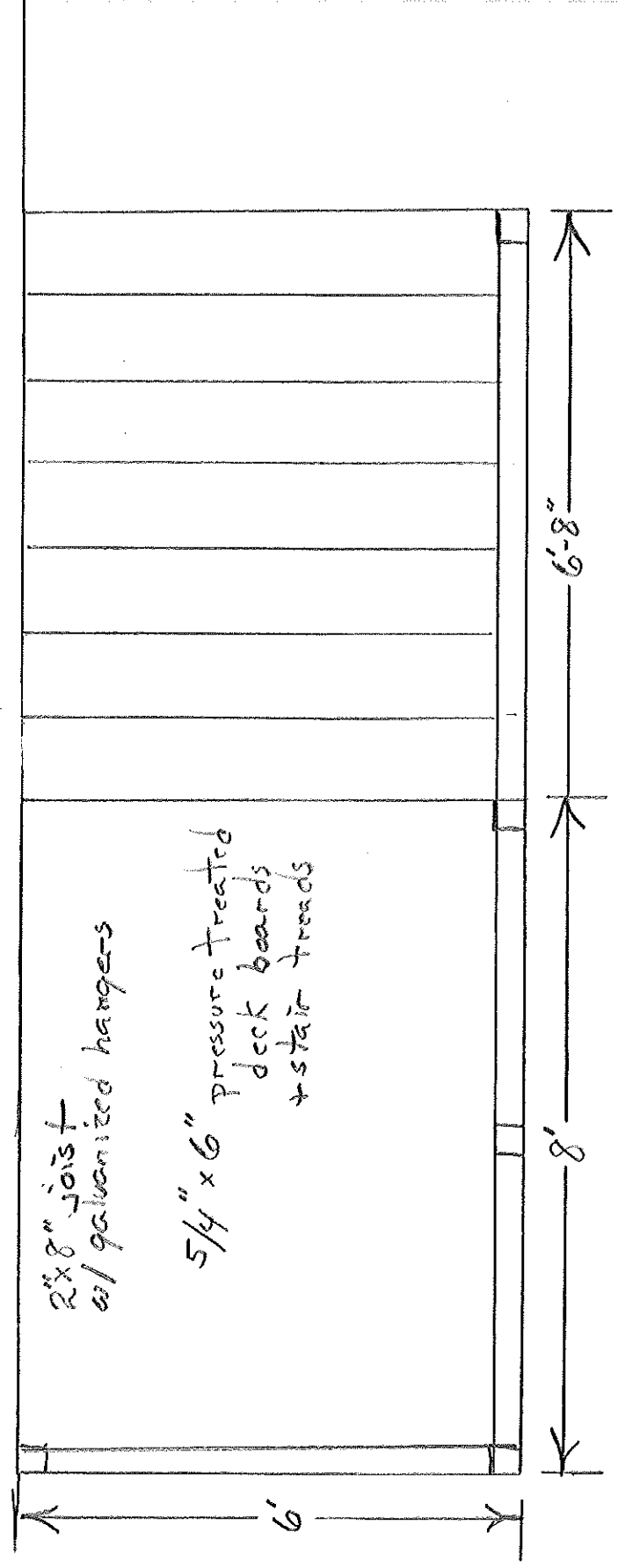
Referance ID:	7747	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-08-4776-ALTR - remove 2 level porch & construct 6' x 8' deck			
Additional Comments: John Hagar, 756 forest ave.			

Thank You for your Payment!

Ledger board attached w/ 4" ledger screws



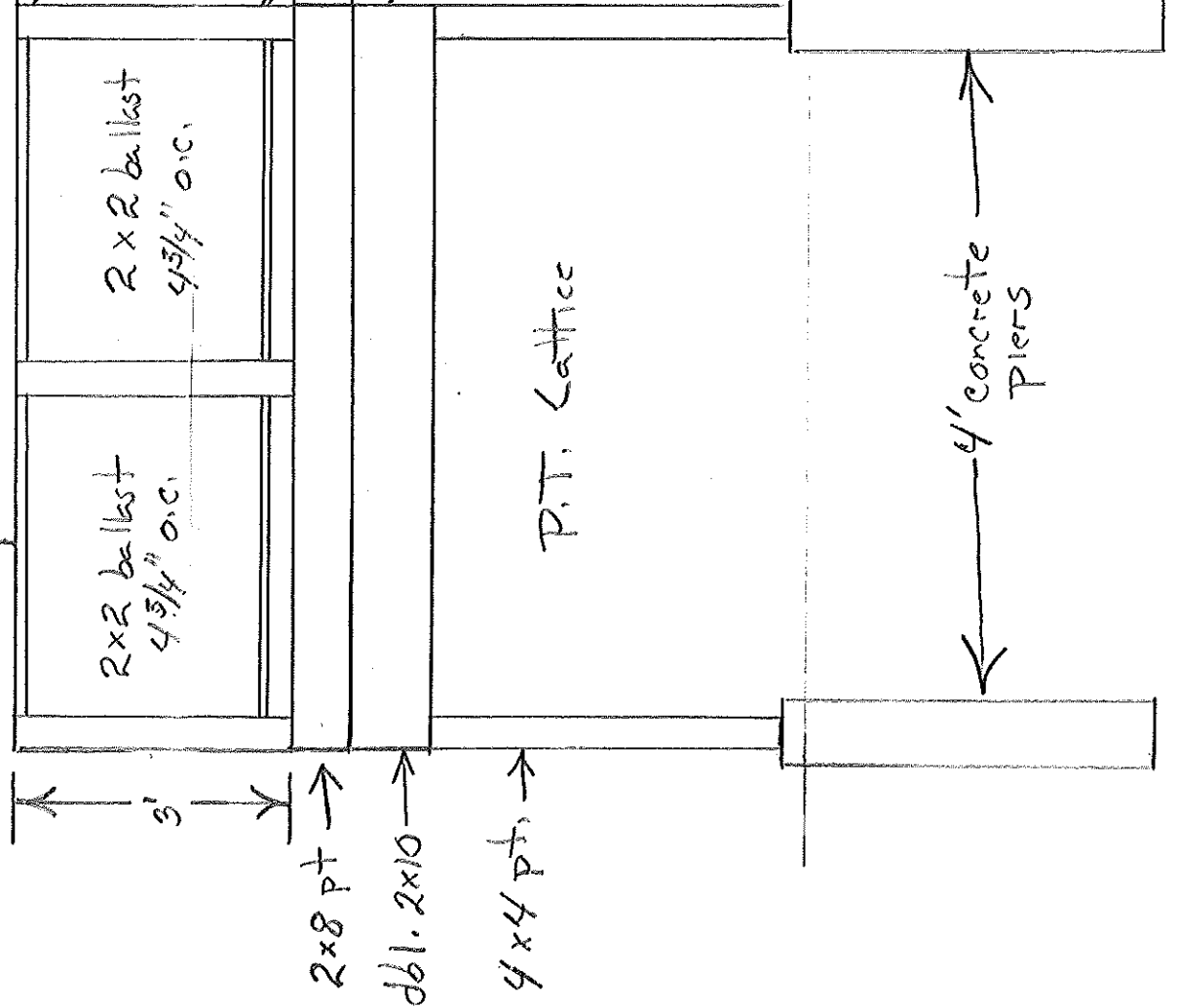
Existing Building



2x8 joist w/ galvanized hangers

5/4" x 6" pressure treated deck boards + stair treads

2x4 railing



2x2 balust 4 3/4" o.c.

2x2 balust 4 3/4" o.c.

2x8 pt

d6l. 2x10

4x4 pt

P.T. Lattice

4' concrete piers

2x2 balust 4 3/4" o.c.

1 1/2" round handrail

2x12

Stair treads 7 1/2" rise 11 1/2" tread w/ pit risers

Martha Walsh
756 Forest Ave.
Portland