

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 091259  
**PERMIT ISSUED**

Please Read Application And Notes, If Any, Attached

This is to certify that GHAYEBI OMID & ROYA H. BIANCHI of Portland, Oregon  
has permission to Replace rim joist decking, stair treads & riser, and build new hand rails, posts, and stairs  
AT 8 PLEASANT AVE City of Portland 130 H015001

NOV 20 2009

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 used-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. CAPT. R. Louton  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Carrie Foulke* 11/20/09  
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: 09-1239	Issue Date:	CBL: 130 H015001
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Location of Construction: 8 PLEASANT AVE	Owner Name: GHAYEBI OMID & ROYA HEJA	Owner Address: 8 PLEASANT AVE # 3	Phone:
Business Name:	Contractor Name: Joel Titcomb	Contractor Address: 2 Youngs Lane Freeport	Phone: 2075239553
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - <del>Duplex</del> Multi-Family	Zone: R-5/B2c

Past Use: 4 Family Residential	Proposed Use: 4 Family Residential - Replace rim joist, decking, stairs, fascia & soffit boards, build new hand rails, posts, and stairs - front porch <i>legal use - 4 du.</i>	Permit Fee: \$50.00	Cost of Work: \$2,650.00	CEO District: 4
Proposed Project Description: Replace rim joist, decking, stairs, fascia & soffit boards, build new hand rails, posts, and stairs - front porch		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	
		Signature: <i>RC</i>	Signature: <i>JMB 11/20/09</i>	
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: Ldobson	Date Applied For: 11/02/2009	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>- all work done w/in existing footprint.</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ cond. for</i></p> <p>Date: <i>11/6/09 JMB</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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><i>JMB</i></p> <p>Date: _____</p>
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**PERMIT ISSUED**

NOV 20 2009

City of Portland

**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

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

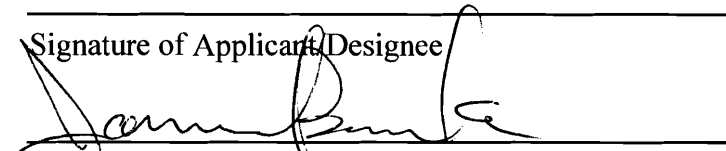
**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work, with access to under framing, or schedule for framing prior to close in.**

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.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee  
  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date  
11/20/09  
\_\_\_\_\_  
Date

**PERMIT ISSUED**  
NOV 20 2009  
City of Portland

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

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

<b>Permit No:</b> 09-1239	<b>Date Applied For:</b> 11/02/2009	<b>CBL:</b> 130 H015001
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<b>Location of Construction:</b> 8 PLEASANT AVE	<b>Owner Name:</b> GHAYEBI OMID & ROYA HEJA	<b>Owner Address:</b> 8 PLEASANT AVE # 3	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joel Titcomb	<b>Contractor Address:</b> 2 Youngs Lane Freeport	<b>Phone</b> (207) 523-9553
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 4 Family Residential - Replace rim joist, decking, stairs, fascia & soffit boards, build new hand rails, posts, and stairs - front porch	<b>Proposed Project Description:</b> Replace rim joist, decking, stairs, fascia & soffit boards, build new hand rails, posts, and stairs - front porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/06/2009

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work wil take place within the existing footprint.
- 2) This property shall remain a four 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:** Jeanine Bourke      **Approval Date:** 11/20/2009

**Note:** **Ok to Issue:**

- 1) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible. Joel will submit updated stair dimensions when calculated.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 11/09/2009

**Note:** **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"  
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with NFPA 101

**Comments:**

11/12/2009-gg: When ready call Joel Titcomb @ 523-9553 (contractor). /gg

11/20/2009-jmb: Spoke with Joel T., work started w/o permit. See notes on plans for approval. The guard on deck will now be solid raised panels.



# 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>8 Pleasant Ave Woodlands Corner Area</u>		
Total Square Footage of Proposed Structure/Area <u>Porch 260 sqft</u>	Square Footage of Lot <u>2526</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>130      H      015</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Omid Ghayebi</u> Address <u>8 Pleasant Ave</u> City, State & Zip <u>Portland, ME. 04</u>	Telephone: <u>523-9229</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2650.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Rental</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Porch, Main Entrance</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replace rim joist, decking, stairs, fascia + soffit boards. Build new hand rails, posts, and stairs.</u>		
Contractor's name: <u>Soel Titcomb</u>		
Address: <u>2 Youngs Lane</u>		
City, State & Zip <u>Freeport, ME 04032</u>		Telephone: <u>523-9553</u>
Who should we contact when the permit is ready: <u>Omid Ghayebi</u>		Telephone: <u>523-9229</u>
Mailing address: <u>8 Pleasant Ave. Portland, ME. 04101</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](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 officer 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.

**RECEIVED**

NOV - 2 2009

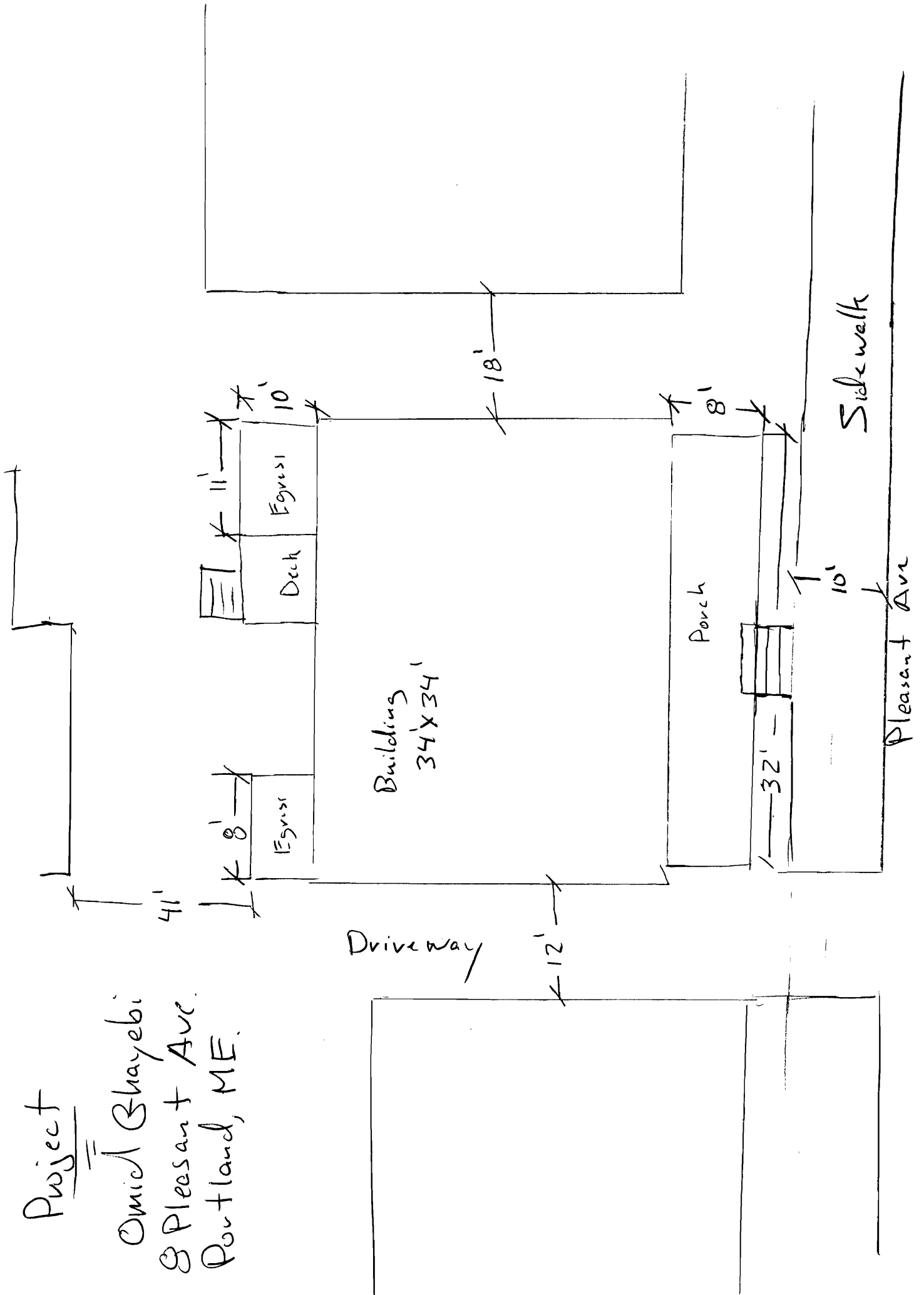
Dept. of Building Inspections  
City of Portland Maine

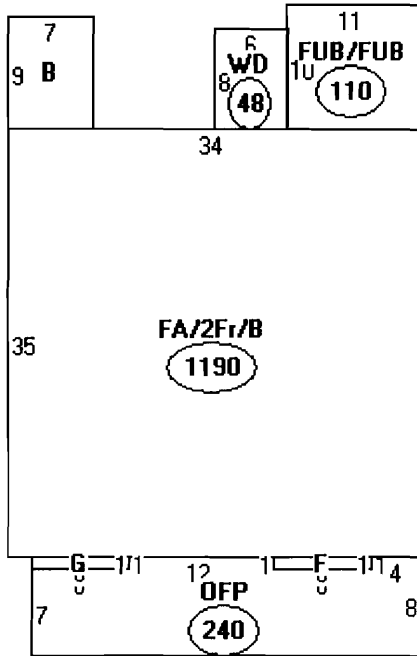
Signature: [Signature]      Date: Nov. 2, 09

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

Project

Omid Ghayebi  
3 Pleasant Ave.  
Portland, ME.



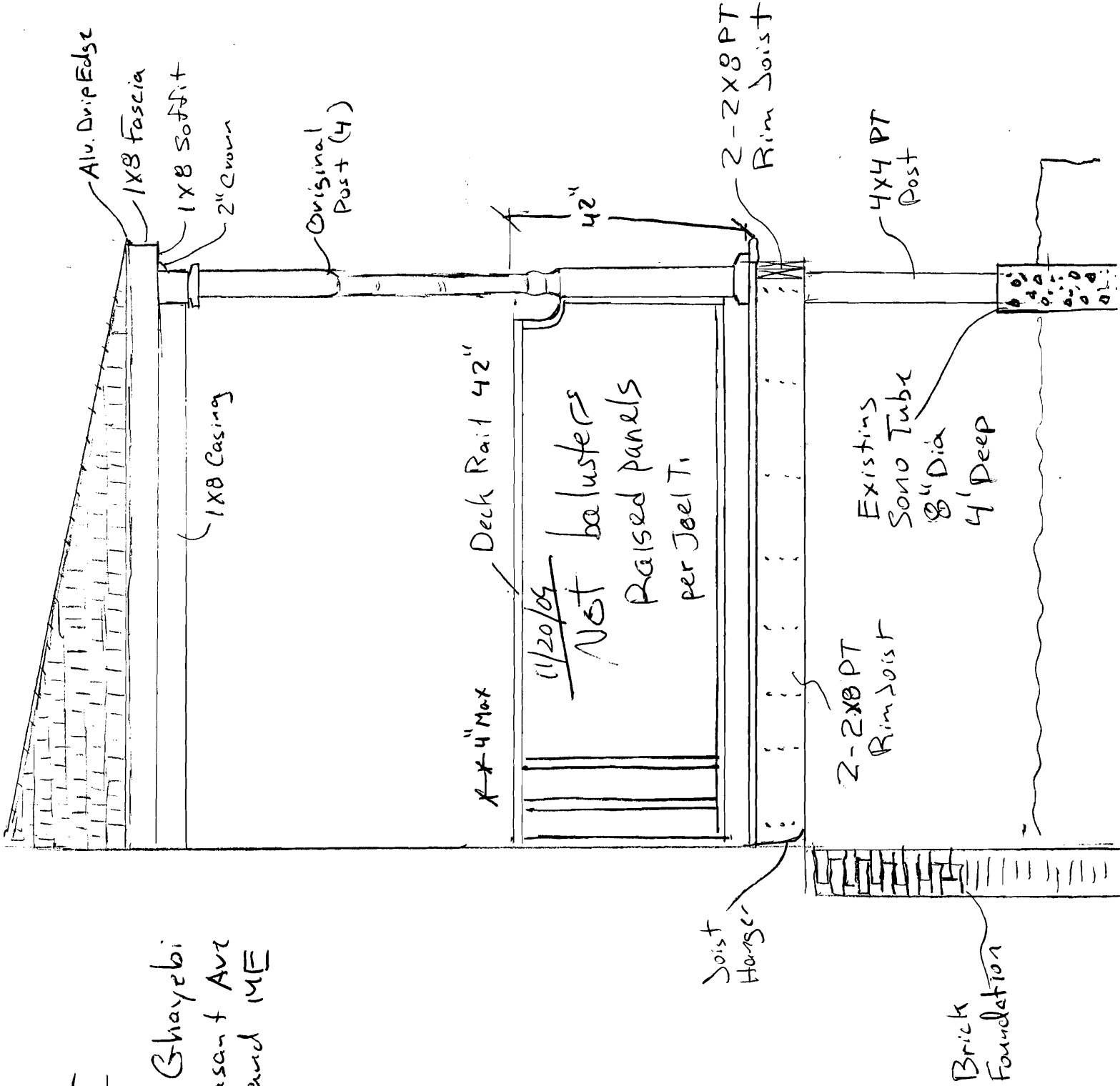


Descriptor/Area

- A: FA/2Fr/B  
1190 sqft
- B: FUB/FUB  
63 sqft
- C: WD  
48 sqft
- D: FUB/FUB  
110 sqft
- E: OFF  
240 sqft
- F: FBAY/B  
8 sqft
- G: FBAY/B  
8 sqft

Project

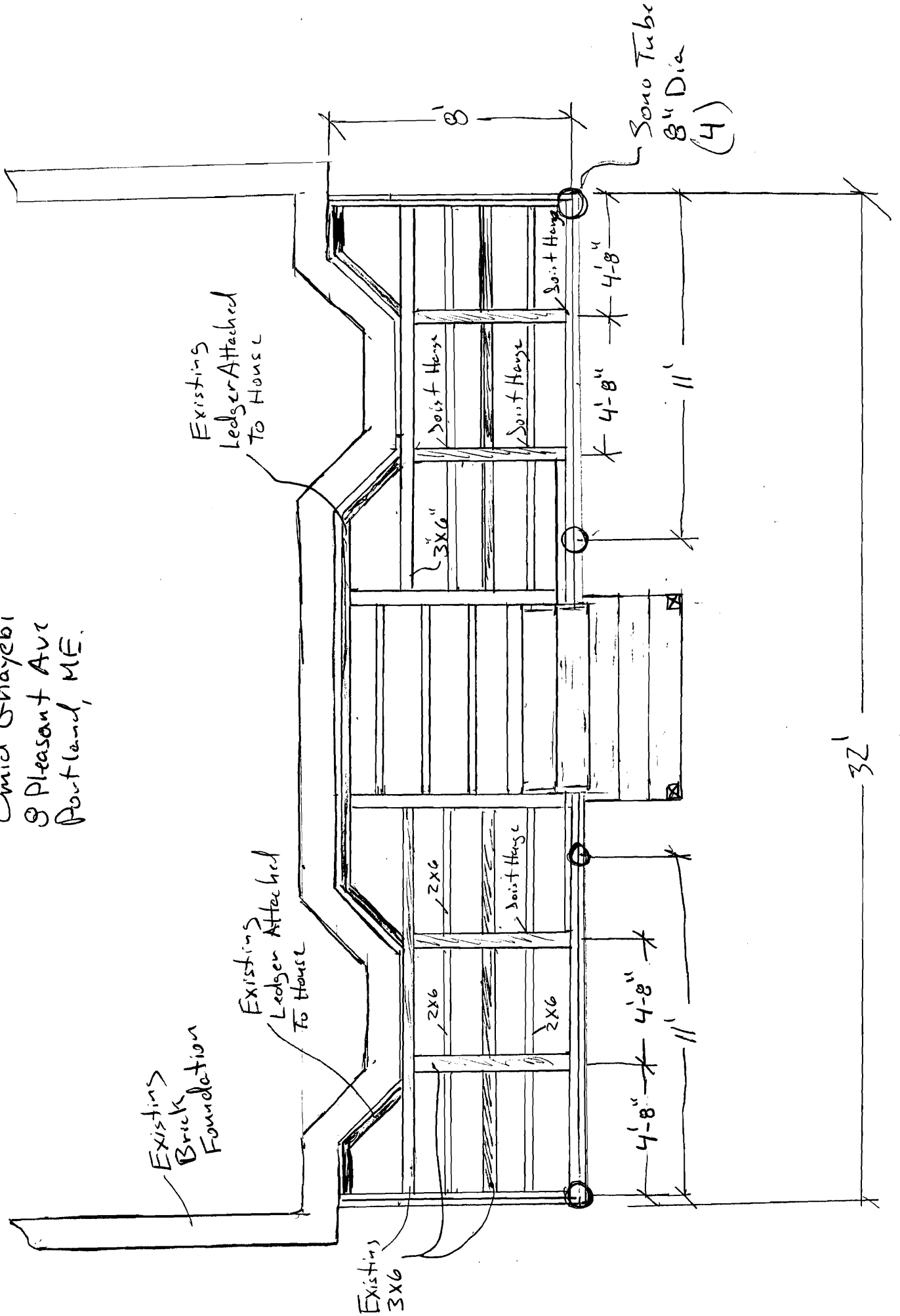
Omid Ghayebi  
8 Pleasant Ave  
Portland ME





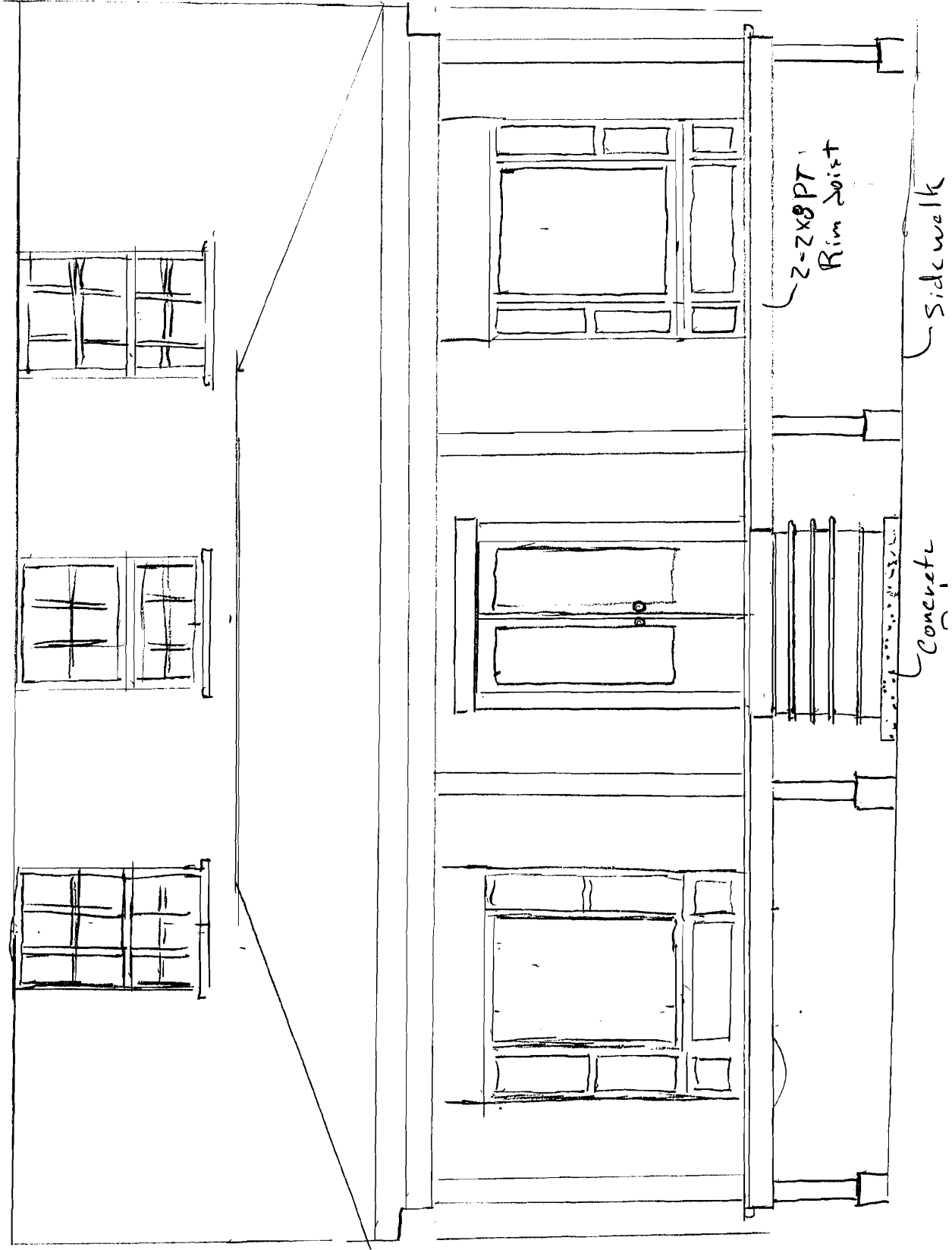
Project

Omid Ghayebi  
3 Pleasant Ave  
Portland, ME.

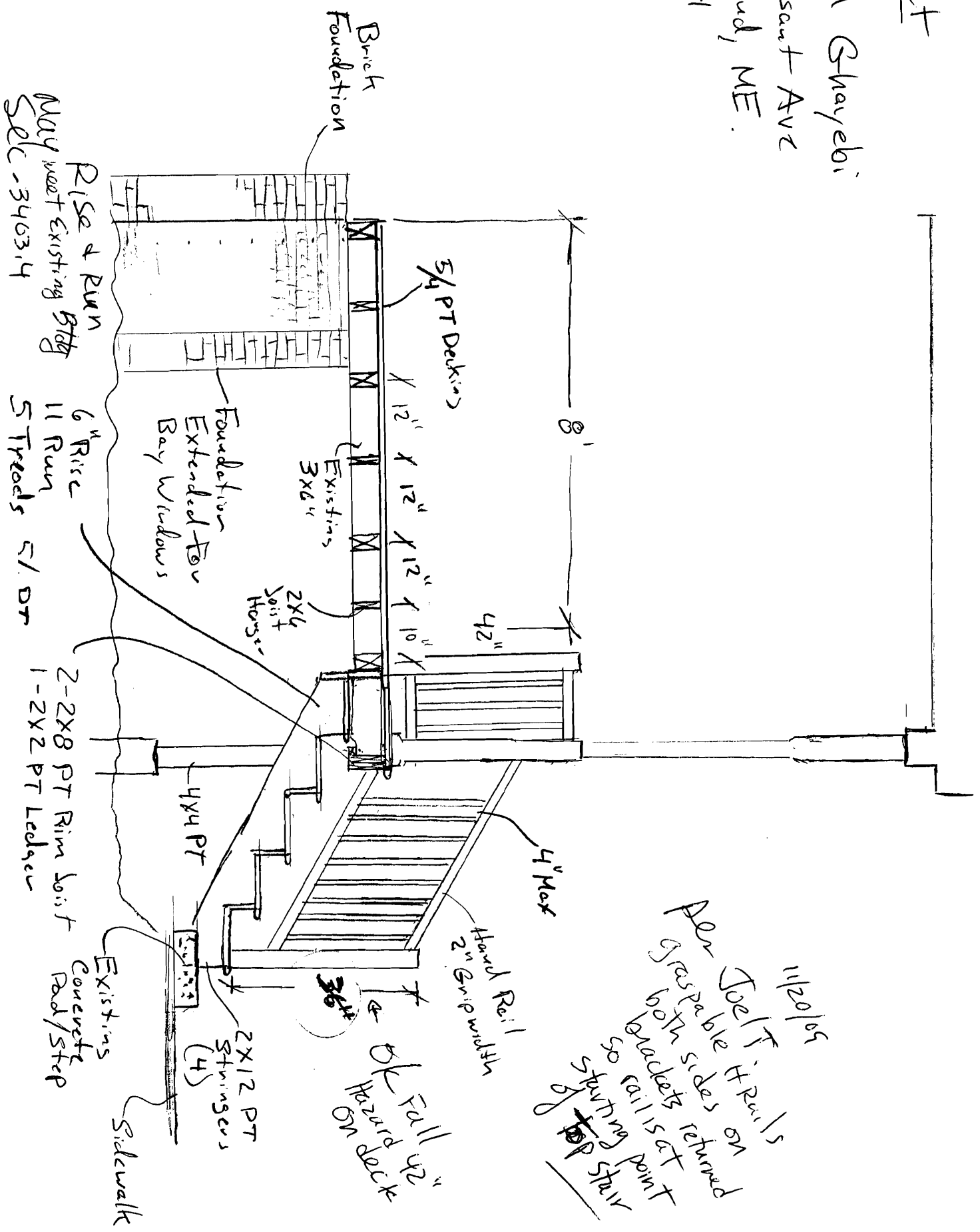


Project  
Omid Ghayebi  
8 Pleasant Ave.  
Portland ME

04



Project  
 Omid Gmayebi  
 8 Pleasant Ave  
 Portland, ME  
 04



11/20/05  
 All Joist H Rails on  
 graspable H Rails on  
 both sides returned  
 brackets returned  
 so rail is at  
 starting point  
 of top stair

OK Fall 42"  
 Hazard On Deck

