

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARK LIPPOLD

Located At 137 PLEASANT AVE

Job ID: 2011-10-2418-ALTR

CBL: 131- E-003-001

has permission to Rebuild a demolished 16 by 19 foot section (within existing footprint).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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


11/10/2011
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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to close-in
 4. 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2418-ALTR	Date Applied: 10/4/2011	CBL: 131- E-003-001	
Location of Construction: 137 PLEASANT AVE	Owner Name: MARK LIPPOLD	Owner Address: 137 PLEASANT AVE PORTLAND, ME 04103	Phone: 207-712-8313
Business Name:	Contractor Name: Peter Harvey	Contractor Address: 11 Treadwell Rd., Buxton, ME 04093	Phone: 207-229-5462
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same - Single family - rear "L" was demolished under permit #2011-09-2321 - rebuild "L" same footprint & same shell (16' x 19') & rebuild deck & stairs	Cost of Work: 11000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SO MUDCC
		Signature: <i>Capt. P. P. P. 10/31/11</i>	Signature: <i>[Signature]</i>
Proposed Project Description: rebuild "L" that had been removed		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building Permits do not include plumbing, septic or electrical work. 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. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 10/25/11 ABM</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 Dist 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>ABM</i>
	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

1He-11 DWM Framing Only OK



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2418-ALTR

Located At: 137 PLEASANT AVE

CBL: 131- E-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that the "L" is being rebuilt on the same footprint and the same shell as the original.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. **Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.**
5. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
7. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
8. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

9. Ventilation/Access for the new section of the foundation (crawl space) shall comply with Section R408.1 & R408.3.
10. Note: Contractor stated the Structural Ridge will be posted-down to foundation were it meets the existing house; the Foundation/ Retaining wall will comply with Section R404. Double 2 X 10" SPF # 2 Beams will be utilized with a max span of 7'-3" for the deck.

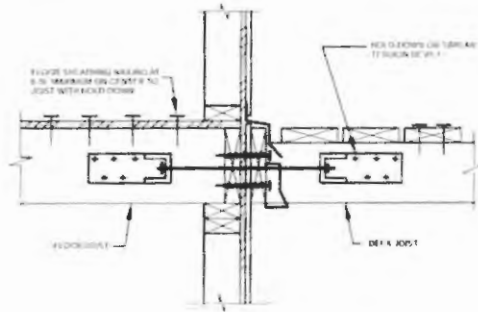


FIG. 602.2.2.3 - 1 inch = 25.4 mm

FIGURE 602.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Contractor states no renovation of any kind is occurring within the existing structure.

P.S

Entered 208

Permit 50203-2321 2011 6937

2418



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>137 PLEASANT AVENUE</u>		
Total Square Footage of Proposed Structure/Area <u>304 sq ft</u>	Square Footage of Lot <u>10556 sq ft</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131 E 003</u>	Applicant: (must be owner, lessee or buyer) Name <u>MARK T. LIPOLO</u> Address <u>137 PLEASANT AVE</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>773-8702 (H)</u> <u>712-8313 (C)</u>
Lessee/DBA <u>OCT 4 2011</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>10,400</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>130.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE "L" AND REBUILD STRUCTURE ON SAME FOUNDATION, SAME VISUAL STRUCTURE.</u>		
Contractor's name: <u>PETER HARVEY CARPENTRY</u> Email: <u>PeterHarveyCarpentry@gmail.com</u> Address: <u>11 TREADWELL ROAD</u> City, State & Zip: <u>BUXTON, MAINE 04093</u> Telephone: <u>229-5462</u> Who should we contact when the permit is ready: <u>MARK LIPOLO</u> Telephone: <u>712-8313</u> Mailing address: <u>137 PLEASANT AVE PORTLAND ME 04103</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.

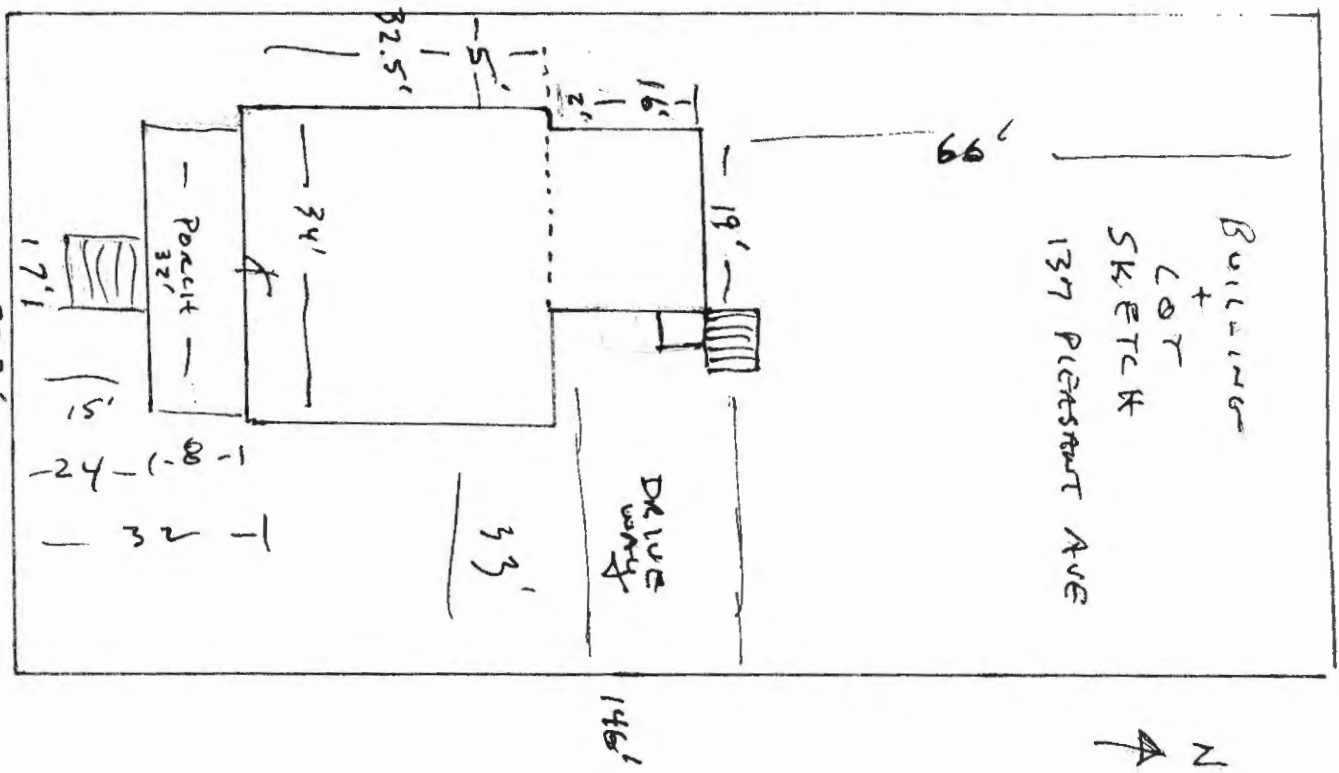
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 10-4-2011

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

C~~TRACT~~ Block lot
131 E 3



JAMES STREET

RT

lot size 6,622 sq ft

front - NA

rear - 25' min - 66.5 min (OK)

Side - 8' min - 733' (OK)

side yard / setback 20' - 733' (OK)
lot coverage - 4,906 = 4,272.5'

$$8 \times 32 = 272$$

$$34 \times 32.5 = 1105$$

$$16 \times 19 = 304$$

$$1665$$

$$14.25 \times 5 = 81.25$$

$$8.5 \times 6.5 = 55.25$$

$$1801.15$$





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 4 20 11

Received from Maria Gagnon

Location of Work 137 Commercial

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: 131 E003

Check #: 19955 Total Collected \$ 130.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy