

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT ISSUED

# PERMIT

Permit Number: 091377

DEC - 4 2009

Please Read Application And Notes, If Any, Attached

This is to certify that SOKOL ERIC C & JESSICA TOINSEN the property owner  
has permission to Repair and replace front porch in existing footprint  
AT 153 GLENWOOD AVE City of Portland  
CB# 131 H013001

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 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 lathed or otherwise enclosed-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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas M. Malley* 12/4/09  
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: 09-1377	Issue Date:	CBL: 131 H013001
-----------------------	-------------	---------------------

Location of Construction: 153 GLENWOOD AVE	Owner Name: SOKOL ERIC C & JESSICA TOW	Owner Address: 153 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home - Repair and replace front porch in existing footprint	Permit Fee: \$30.00	Cost of Work: \$950.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Repair and replace front porch in existing footprint (after the fact) (see pictures) <i>tm</i>	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: Ldobson	Date Applied For: 12/03/2009	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

- 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 information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>Jan 12/4/09</i>	Date:	Date: <i>Jan 12/4/09</i>

**PERMIT ISSUED**

**DEC - 4 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



# 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>153 GLENWOOD AVE, PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>125 SQ. FT.</u>		Square Footage of Lot <u>7150</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>131          H          13</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ERIC SOKOL + JESSICA TOWNSEND</u> Address <u>153 GLENWOOD AVE.</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207/774-1780</u> <u>632-0994 C</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>950</u> C of O Fee: \$ _____ Total Fee: \$ <u>730</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>FRONT PORCH</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE EXISTING, ROTTING FRONT PORCH FRAMING + DECKING AND REPLACE WITH NEW (SAME SIZE + CONFIGURATION AS EXISTING). CONCRETE FOUNDATION PIERS TO FROST, PROPER FRAMING, NEW DECKING.</u>		
Contractor's name: <u>OWNER</u> Address: <u>SEE ABOVE</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>ERIC SOKOL</u> Telephone: <u>632-0994</u> Mailing address: <u>153 GLENWOOD AVE. PORTLAND, ME</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.

RECEIVED

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 an authorized agent 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: 12/2/09

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

EXISTING TWO  
STORY HOUSE

NEW DECK IN EXACT FOOTPRINT  
OF EXISTING. NO INCREASE IN SIZE.

BOUNDARY

DRIVEWAY

BOUNDARY

15'-6"  
TO SIDEYARD BOUNDARY

5'-0"

3'-6"

20'-5<sup>3</sup>/<sub>4</sub>"

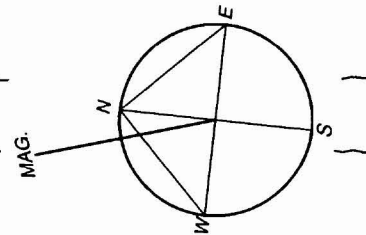
DECK - MATCHES EXISTING

29'-4"  
TO SIDEYARD BOUNDARY

BOUNDARY

SIDEWALK

GLENWOOD AVE.



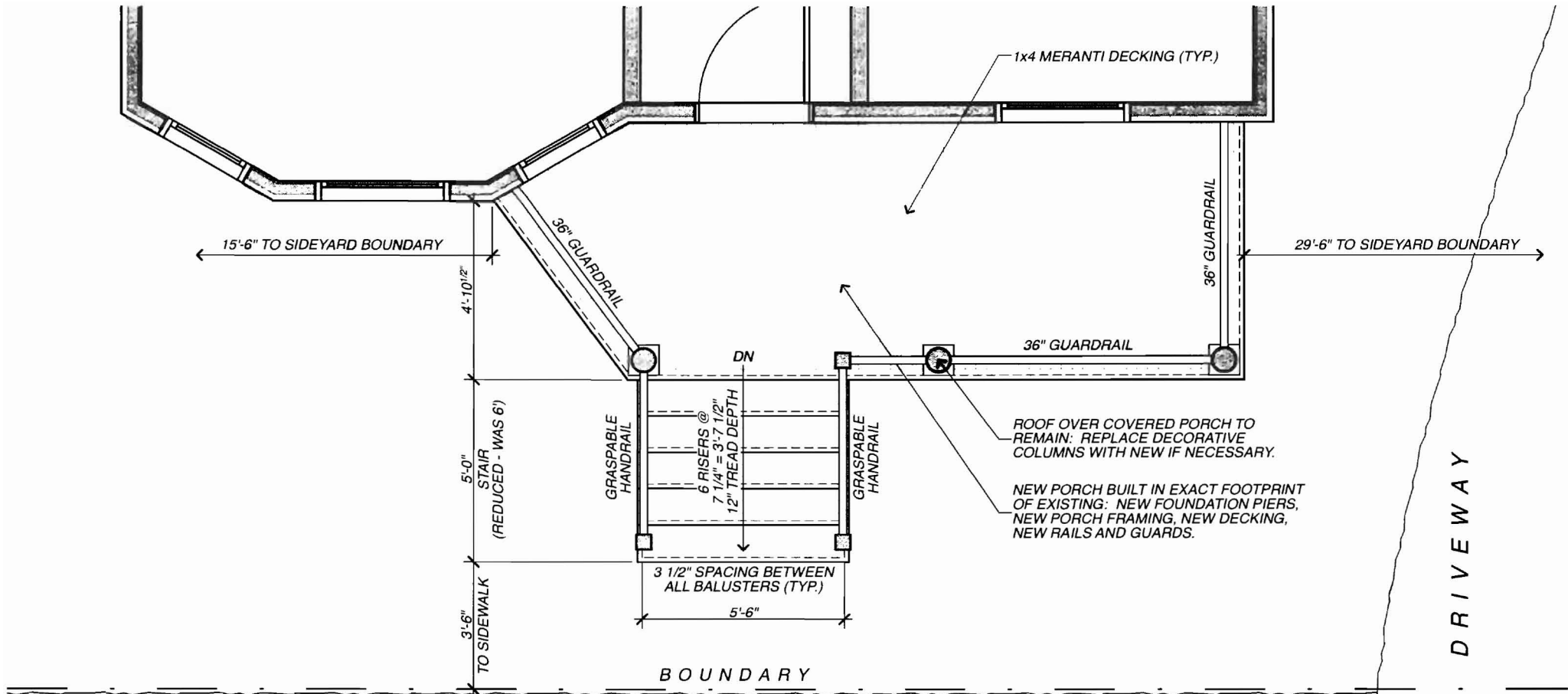
A  
O

SITE PLAN

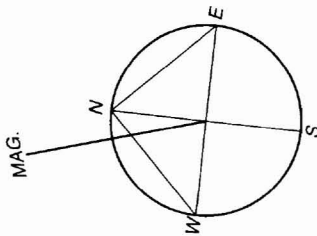
153 GLENWOOD AVE.  
PORTLAND, ME 04103

0 1 2 4 8 16

SCALE: 1/8" = 1'-0"  
DATE: 12/3/09



SIDEWALK



GLENWOOD AVE.

**A**  
**1**

PORCH / LOT PLAN

153 GLENWOOD AVE.  
PORTLAND, ME 04103



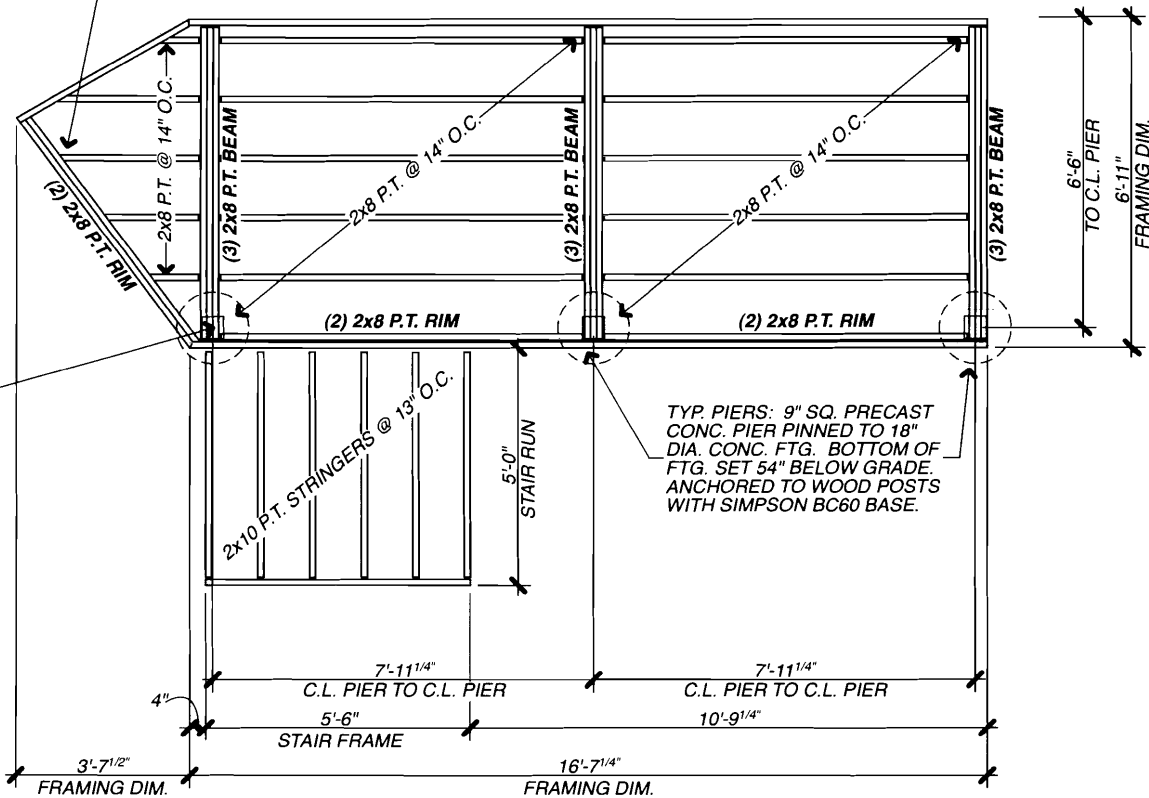
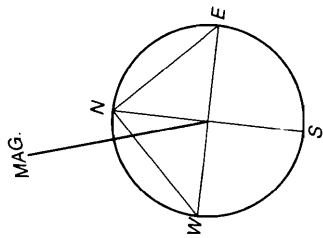
SCALE: 1/4" = 1'-0"  
DATE: 12/2/09

ALL JOISTS CONNECTED TO BEAMS WITH SIMPSON LUS28 HANGERS. BEAMS CONNECTED TO RIMS AND LEDGERS WITH SIMPSON LS90 HANGERS.

2x8 P.T. LEDGER THROUGH BOLTED TO HOUSE WITH 1/2" DIA. x 8" @ 12" O.C. (STAGGERED). CAP FLASHED ALONG LENGTH OF LEDGER.

6x6 P.T. POST FROM CONCRETE PIER TO BEAM (TYP. - 3 LOC.) CONNECT TO BEAM W/ SIMPSON BC8 CAP.

TYP. PIERS: 9" SQ. PRECAST CONC. PIER PINNED TO 18" DIA. CONC. FTG. BOTTOM OF FTG. SET 54" BELOW GRADE. ANCHORED TO WOOD POSTS WITH SIMPSON BC60 BASE.



**A**  
**2**

**PORCH FRAMING PLAN**

153 GLENWOOD AVE.  
PORTLAND, ME 04103



SCALE: 1/4" = 1'-0"  
DATE: 12/2/09



EXISTING PORCH WITH SKIRTING REMOVED.JPG



EXISTING DECK FRAMING SHOWING ROT ON BEAM.JPG





EXISTING SUPPORT POST - RUSTED 3" PIPE SET ON BRICKS.JPG



ROT IN EXISTING CARRYING BEAM.JPG



NEW LEDGER INSTALLED AT HOUSE.JPG



NEW PRECAST PIER AND FOOTING 54" BELOW FINISH GRADE.JPG

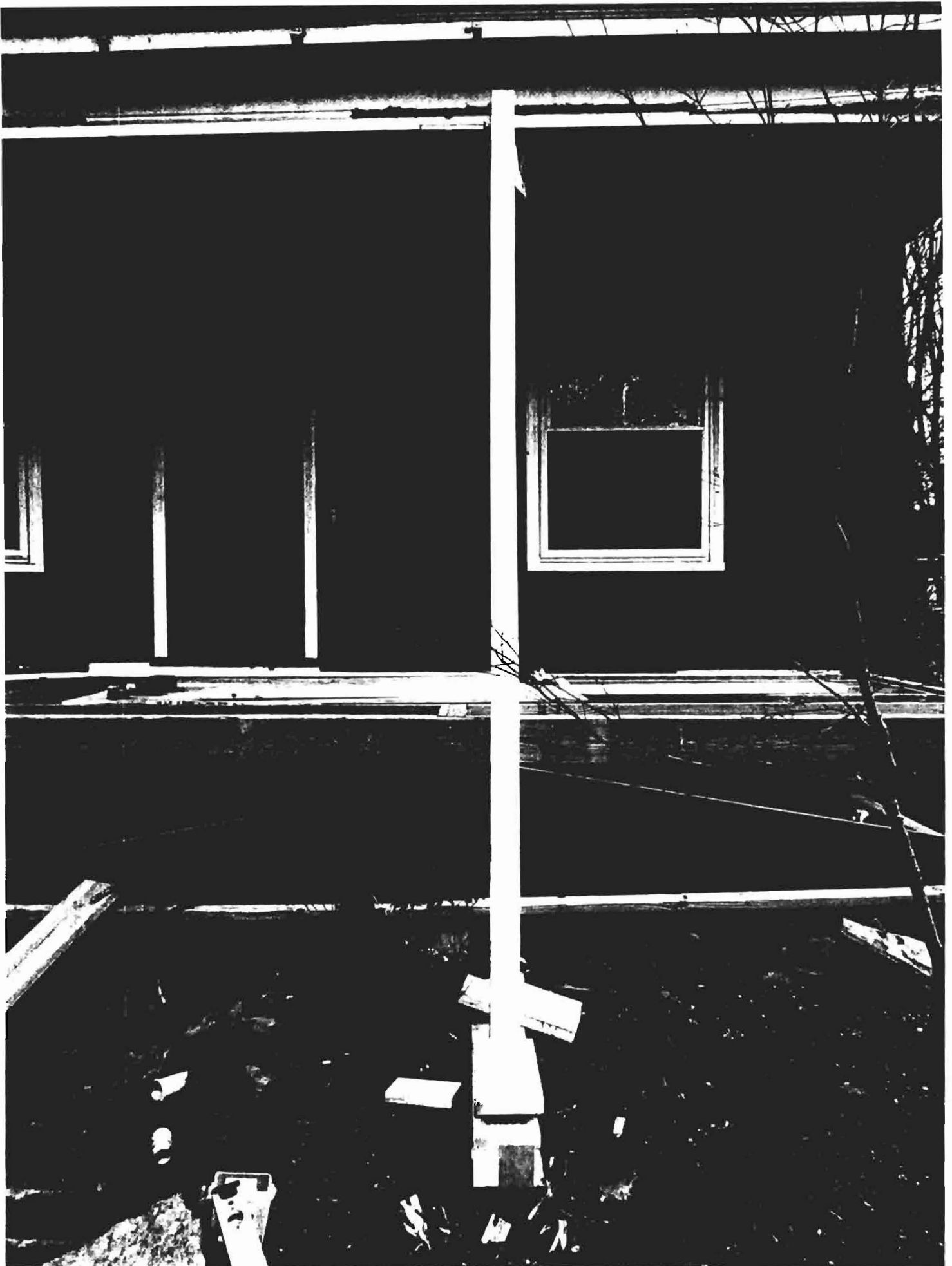


6x6 P.T. POST AND CAP.JPG





TEMPORARY BRACING OF EXISTING ROOF (ROOF TO REMAIN).JPG

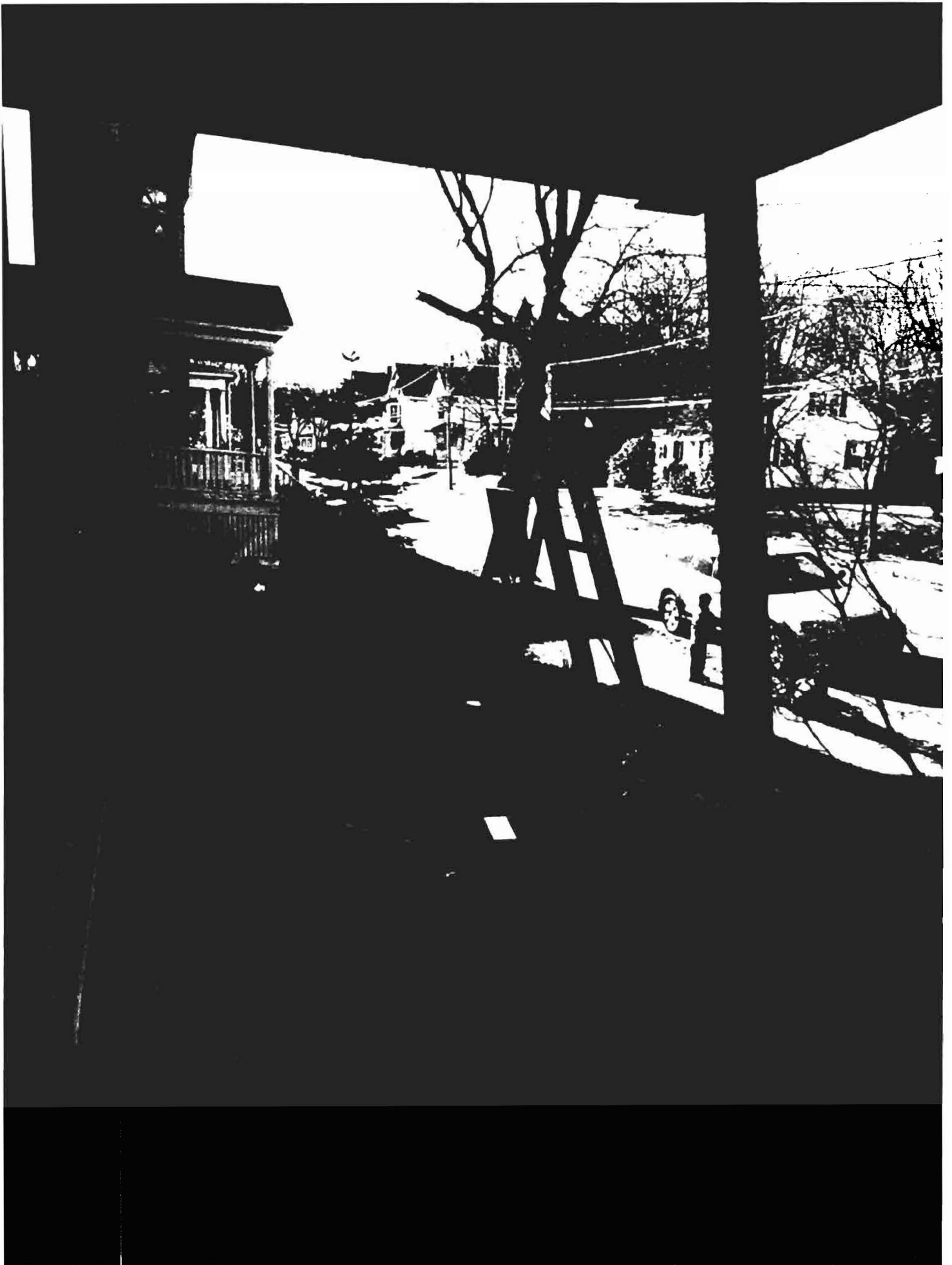


DIAGONAL BRACING INSTALLED BELOW PORCH.JPG



NEW 2x8 P.T. JOISTS IN PLACE.JPG





MERANTI DECKING BEING LAID (BEFORE TRIMMING BACK).JPG

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

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

<b>Permit No:</b> 09-1377	<b>Date Applied For:</b> 12/03/2009	<b>CBL:</b> 131 H013001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 153 GLENWOOD AVE	<b>Owner Name:</b> SOKOL ERIC C & JESSICA TOW	<b>Owner Address:</b> 153 GLENWOOD AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Repair and replace front porch in existing footprint	<b>Proposed Project Description:</b> Repair and replace front porch in existing footprint
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 12/04/2009**Note:** This is after the fact permit and pictures were taken throughout the building process and attached to permit.      **Ok to Issue:** 

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tom Markley      **Approval Date:** 12/04/2009**Note:** after the fact permit. Most work completed and pictures with permit.      **Ok to Issue:** 

- 1) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**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.**

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.**

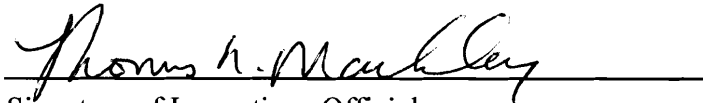
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



Signature of Applicant/Designee

12/4/09

Date



Signature of Inspections Official

12/4/09

Date