

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 041666

PERMIT ISSUED
NOV 17 2004
CITY OF PORTLAND

This is to certify that Chalmers Lori/Brochu Builders

has permission to repair replace porch & Stairs rear & stairs in front

AT 84 Concord St

131 J006001

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 altered or closed-in. **HEAVY 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

Jamie Bourke 11/16/04
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: 04-1665	PERMIT ISSUED Issue Date: NOV 17 2004	CBL: 131 J006001
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Location of Construction: 84 Concord St	Owner Name: Chalmers Lori	Owner Address: 84 Concord St	Phone: 775-9038
Business Name:	Contractor Name: Brochu Builders	Contractor Address: 106 Gagne St. Lewiston	Phone: 2075760576
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: RS

Past Use: Residential 2 Family	Proposed Use: Residential 2 Family / repair replace porch & Stairs in rear & stairs in	Permit Fee: \$75.00	Cost of Work: \$5,500.00	CEO District: 4
Proposed Project Description: repair replace porch & Stairs in rear & stairs in front		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: JMB 11/16/04	
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: Idobson	Date Applied For: 11/05/2004	Zoning Approval
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<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 information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 11/16/04	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 District 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: JMB
	SEC. 14-385 to re-build OK		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1665	Date Applied For: 11/05/2004	CBL: 131 J006001
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Location of Construction: 84 Concord St	Owner Name: Chalmers Lori	Owner Address: 84 Concord St	Phone: () 775-9038
Business Name:	Contractor Name: Brochu Builders	Contractor Address: 106 Gagne St. Lewiston	Phone (207) 576-0576
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Residential 2 Family / repair replace porch & Stairs in rear & stairs in front	Proposed Project Description: repair replace porch & Stairs in rear & stairs in front
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/16/2004

Note: 11/16/04 left vm w/Steve B. For clarification on plans. He called back w/info, notes on plans, ok to issue. **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

All Purpose 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.

<u>CONCORD</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131</u> <u>J</u> <u>6</u>	Owner: <u>LORI CHALMERS</u>	Telephone: <u>207 775-9038</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone : <u>STEVE BROCHU</u> <u>106 GAGNE ST.</u> <u>LEWISTON, ME.</u>	Cost Of Work: \$ <u>5500</u> Fee: \$ <u>7500/00</u>
<p style="text-align: center;"><u>Porc</u> (_____)</p> <p>If the location is currently vacant, what was prior use: _____</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: _____</p> <p>Project description: <u>REBUILD 2 STORY PORCH TO ORIGINAL SPACES FOOT PRINT</u> <u>REBUILD FRONT STAIRS (ONLY)</u></p> <p>Contractor's name, address & telephone: <u>STEVE BROCHU</u> <u>LEWISTON, ME.</u> <u>207 576-0576</u> <u>106 GAGNE ST.</u></p> <p>Who should we contact when the permit is ready: <u>STEVE BROCHU</u></p> <p>Mailing address: _____</p> <p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207 576-0576</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: _____	Date: <u>Nov 6 - 04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1	
Parcel ID	L3L J006001	
Location	84 CONCORD ST	<i>permicrofiche</i>
Land Use	TWO FAMILY	
Owner Address	DESALLE STEPHEN M & LORI C JTS 84 CONCORD ST PORTLAND ME 04103	
Book/Page	12851/157	
Legal	131-J-6 CONCORD ST 84-86 5000 SF	

Valuation Information

Land	Building	Total
\$30,240	\$119,910	\$150,150

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1940	Old Style	2	2560	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		12	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1960	18X20	C	A

Sales Information

Date	Type	Price	Book/Page
12/01/1996	LAND + BLDING	\$137,000	12851-157

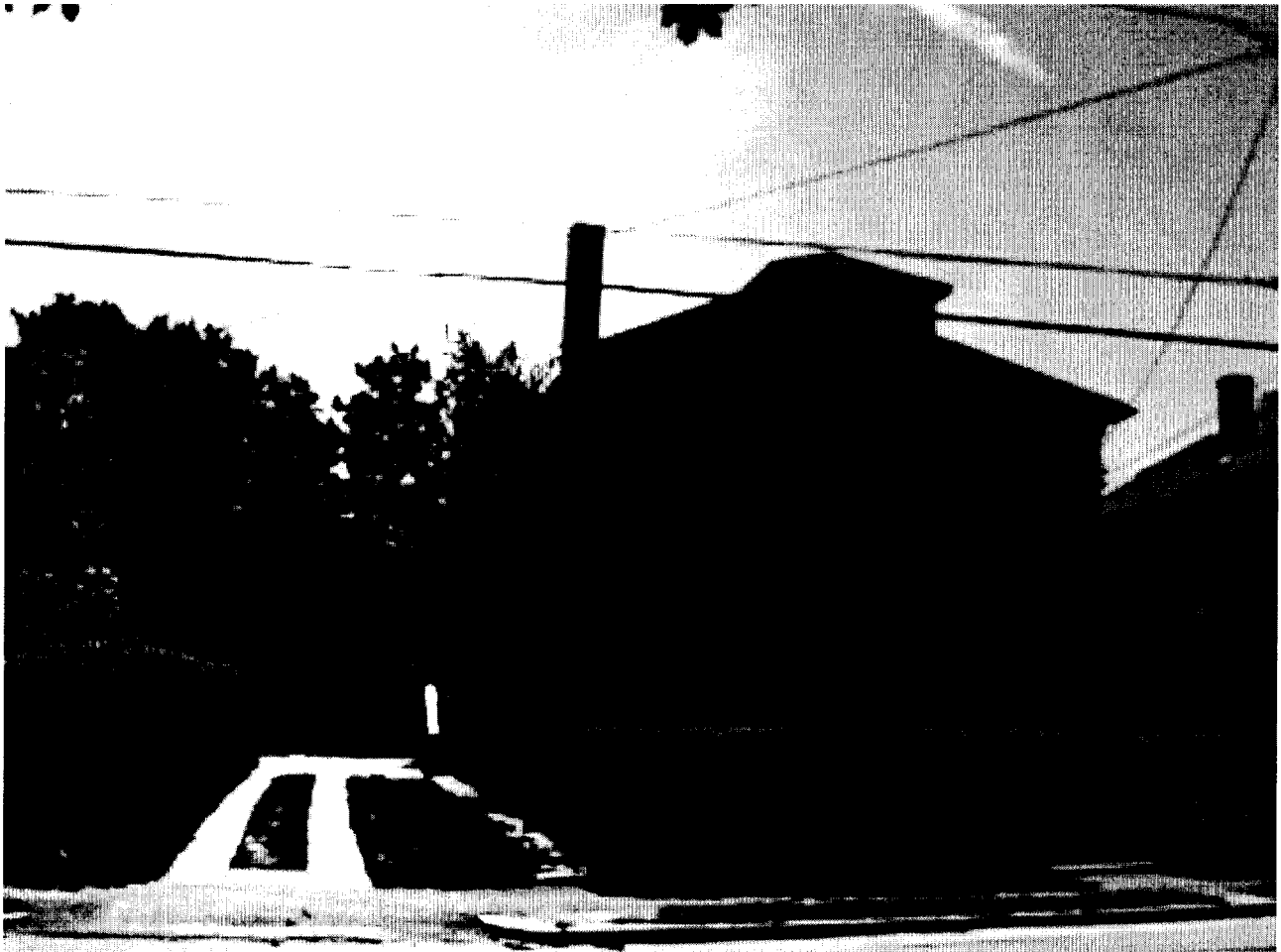
Picture and Sketch

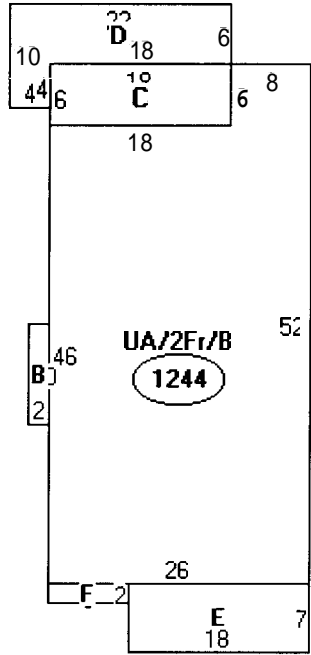
Picture Sketch Tax Map

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!





Descriptor/Area

- A:UA/2Fr/B
1244 sqft
- B:2FBAY/B
20 sqft
- C:EP/EP/B
108 sqft
- D:WD
148 sqft
- E:OFP
126 sqft
- F:2FBAY/B
16 sqft

84/86 CONCORD ST REBUILD STEPS ONLY

New Deck will
Replace old Footprint

HAND RAILS

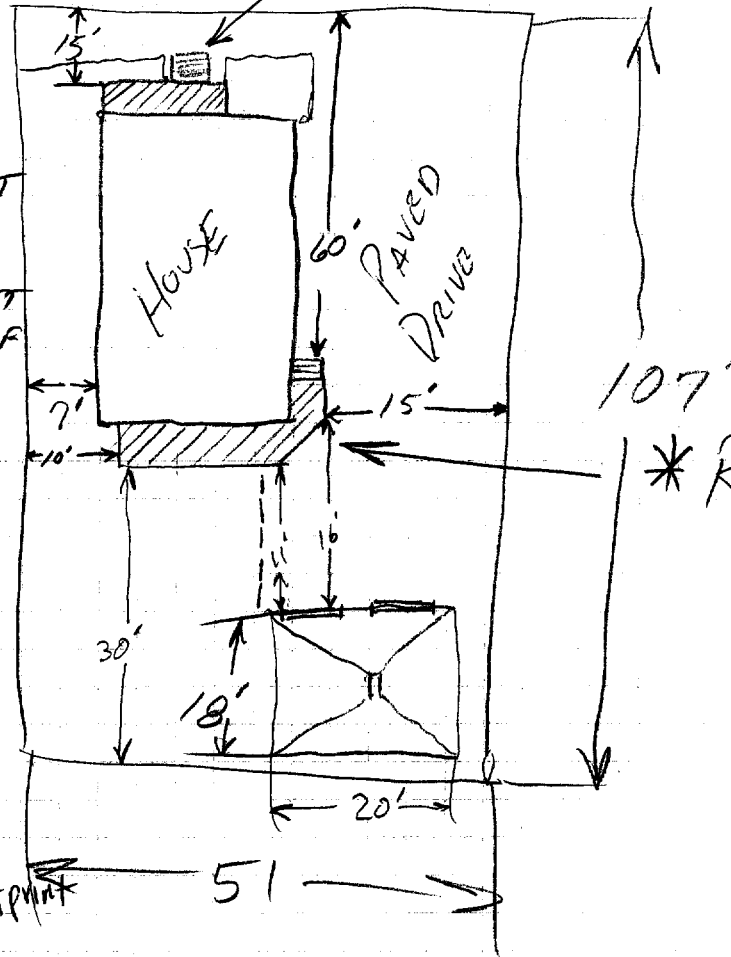
- < 4" BETWEEN BALLETS
- > 36" DELT TO TOP OF HAND RAIL

STAIR RAIL

- > 34" STEP LEADING EDGE TO TOP RAIL

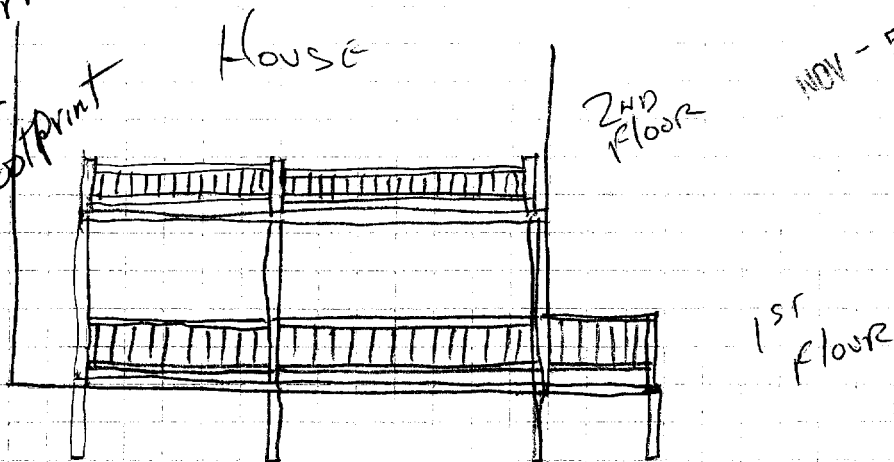
- BOTH STAIRS FRONT REAR
RUN ≥ 11 "
RISE ≤ 7 "

GARAGE ON LINE
• BACK LINE
• SIDE LINE



RS Zone

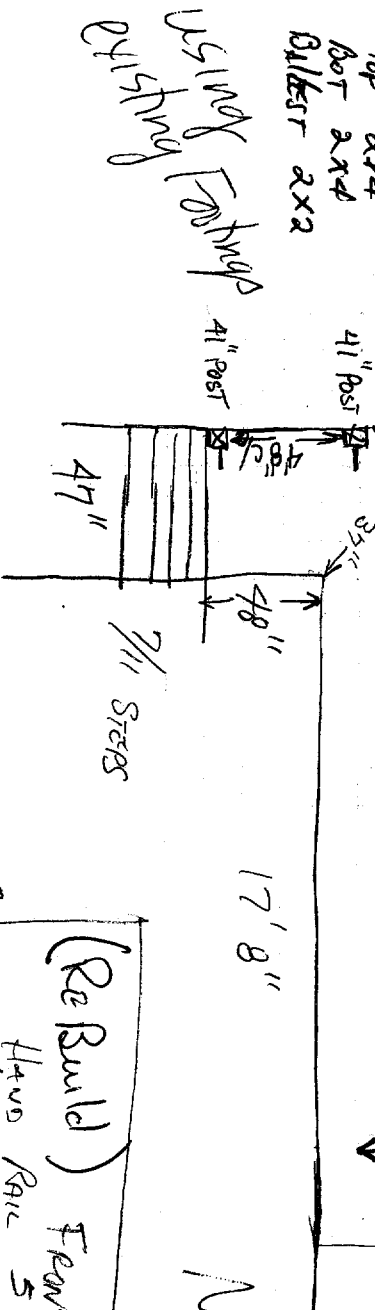
Sec. 14-385
allows to re-build
Front steps in exact footprint
Rear porch is
also non-conforming
Side setback 12' req
re-build in exact footprint



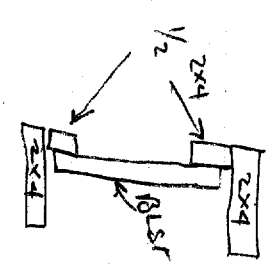
DK TO DK 9' (Re)Build ORIGINAL Beech Rails

2nd Floor Plan

- DECK FRAMING 2x6 P/T
- Posts 4x4 X P/T
- FRAMING 1/2" on CTR (2x6)
- DECKING 5/4 X 6" P/T
- STEP STRINGERS 2x12 P/T
- STEPS 7/11 Rise / Run
- ALL 3/4 Pressure Treated
- RAILINGS
- Top 2x4
- Bot 2x4
- Balustr 2x2

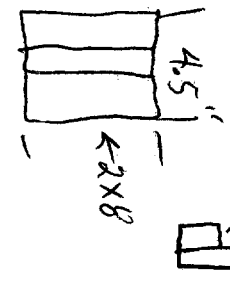
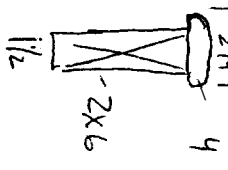


1st Floor Plan



Notes per Steve B. Telkon 11/16/04

- Floor Joist SITTING ON
- House Side 2x8 LEADER w/ 2" LEDGE
- Post size 2x8 X 4.5" BEAM
- Gaspsable handrail



(Re Build) Front porch Steps - need to stay in place

Hand Rail 5' each

Loggia BLST

TRIED 6' wide

Run 10 1/2" will be Run 11"

Rise 6 3/4 Rise < 7"

Bottom Rise 10 1/2" eliminate to be all consistent