

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 03-1374	Issue Date: <b>NOV 06 2003</b>	CBL: 133 G006001
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<b>Location of Construction:</b> 249 Concord St W	<b>Owner Name:</b> Joyce James J &	<b>Owner Address:</b> 246 W Concord St	<b>Phone:</b> 774-3115
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> CITY OF PORTLAND Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b> RS

<b>Past Use:</b> Duplex  <i>2 unit per 1955 Directory</i>	<b>Proposed Use:</b> Duplex w/demoliton of porch to replace w/deck	<b>Permit Fee:</b> \$39.00	<b>Cost of Work:</b> \$2,000.00	<b>CEO District:</b> 3	<b>Zone:</b> 3558 #
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<b>Proposed Project Description:</b> Demolish existing porch and replace with deck adding 7x12 on side	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: 5B BOCA 1999
	Signature: _____	Signature: <i>JMB 11/06/03</i>

<b>Permit Taken By:</b> jmb	<b>Date Applied For:</b> 11/06/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <i>JMB 11/6/03</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>JMB</i>
	<i>approved w/conditions Sec. 14-385 Rebuild in Footprint</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

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

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

<b>Permit No:</b> 03-1374	<b>Date Applied For:</b> 11/06/2003	<b>CBL:</b> 133 G006001
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<b>Location of Construction:</b> 249 Concord St W	<b>Owner Name:</b> Joyce James J &	<b>Owner Address:</b> 246 W Concord St	<b>Phone:</b> ( ) 774-3115
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Duplex w/demoliton of porch to replace w/deck	<b>Proposed Project Description:</b> Demolish existing porch and replace with deck adding 7x12 on side
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 11/06/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit approves rebuilding in the same footprint per sec. 14-385, the new stairs off the rear corner need to meet the 8' side setback requirement			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 11/06/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

133 6006001  
RS

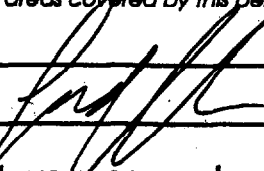
# All Purpose Building Permit Application

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.

Location/Address of Construction: <u>249 Concord St, West, Portland, Maine 04102</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3558</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>133</u> Block# <u>6</u> Lot# <u>6</u>	Owner: <u>Tim McInnis</u>	Telephone: <u>774-3115</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>TIM McINNIS</u> <u>205 PINECREST ROAD</u> <u>Portland, Maine 04102</u>	Cost Of Work: \$ <u>2000.00</u> Fee: \$ <u>39.00</u>
Current use: <u>Attached Shed</u>		
If the location is currently vacant, what was prior use: <u>Attached Shed</u>		
Approximately how long has it been vacant: <u>2 years</u>		
Proposed use: <u>Deck / Porch</u>		
Project description: <u>replace 7x16 and add <del>7</del> 7x12 deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Tim McInnis</u>		
Mailing address: <u>205 PINECREST ROAD</u> <u>Portland, Maine 04102</u>		
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>774-3115</u> <u>415-4288</u>		

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>1-6-03</u>
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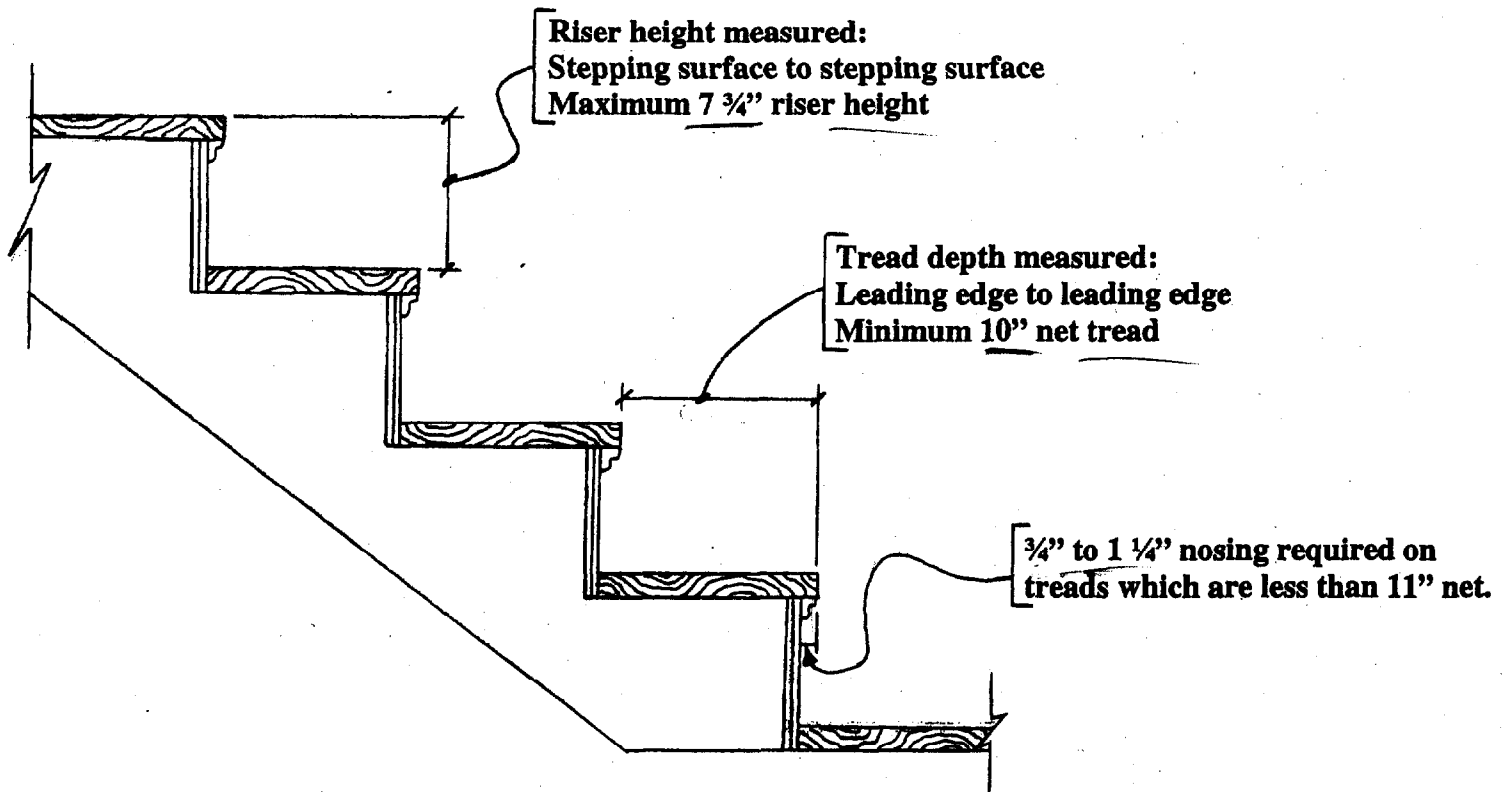
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

**TREAD & RISER DIMENSIONS  
ONE & TWO FAMILY  
1999 BOCA NATIONAL BUILDING CODE  
SECTION 1014.6 TREADS & RISERS**

In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM riser height shall be 7 ¾"** and the **minimum riser height shall be 4"**. The **MINIMUM tread depth shall be 10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **¾"** but **not more than 1 ¼"** SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed 4".

**Correct method of measuring treads and risers:**



**Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".**

Guardrail 36" min on stairs  
Provide Graspable Handrail on one side  
with ends returned

STAIR  
9" RUC  
1 1/2" TRIMS

4x4 POST 7'4" Lx 8'8" Bx 8"  
4" OPENING RAILING  
4 1/2" RAILING

5/8" x 6" DECKING

2x8 16' 4"

DOUBLE 2x8  
CANTER

6" STAIR RAILS  
4 1/2" DEPTH

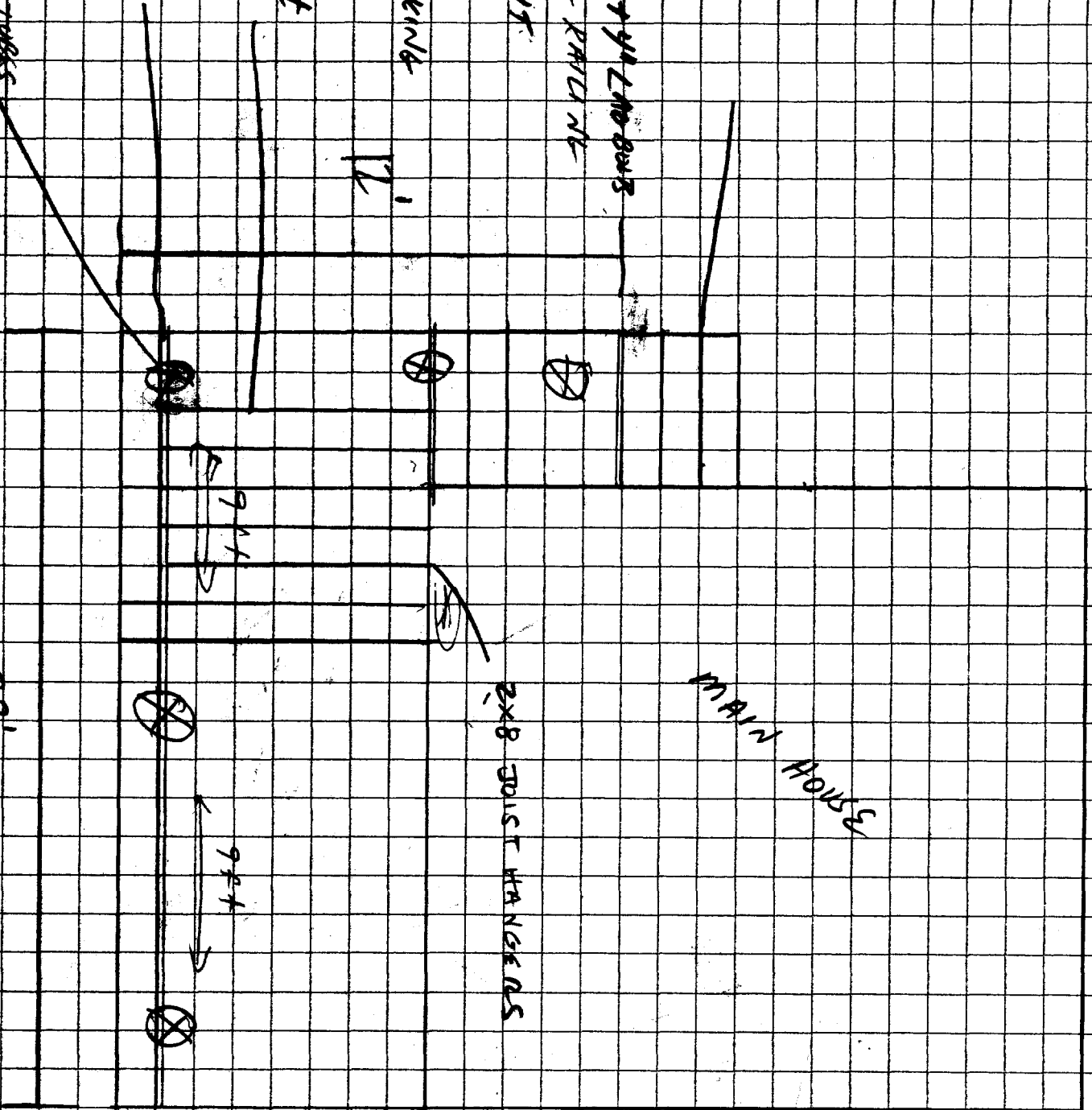
MAIN HOUSE

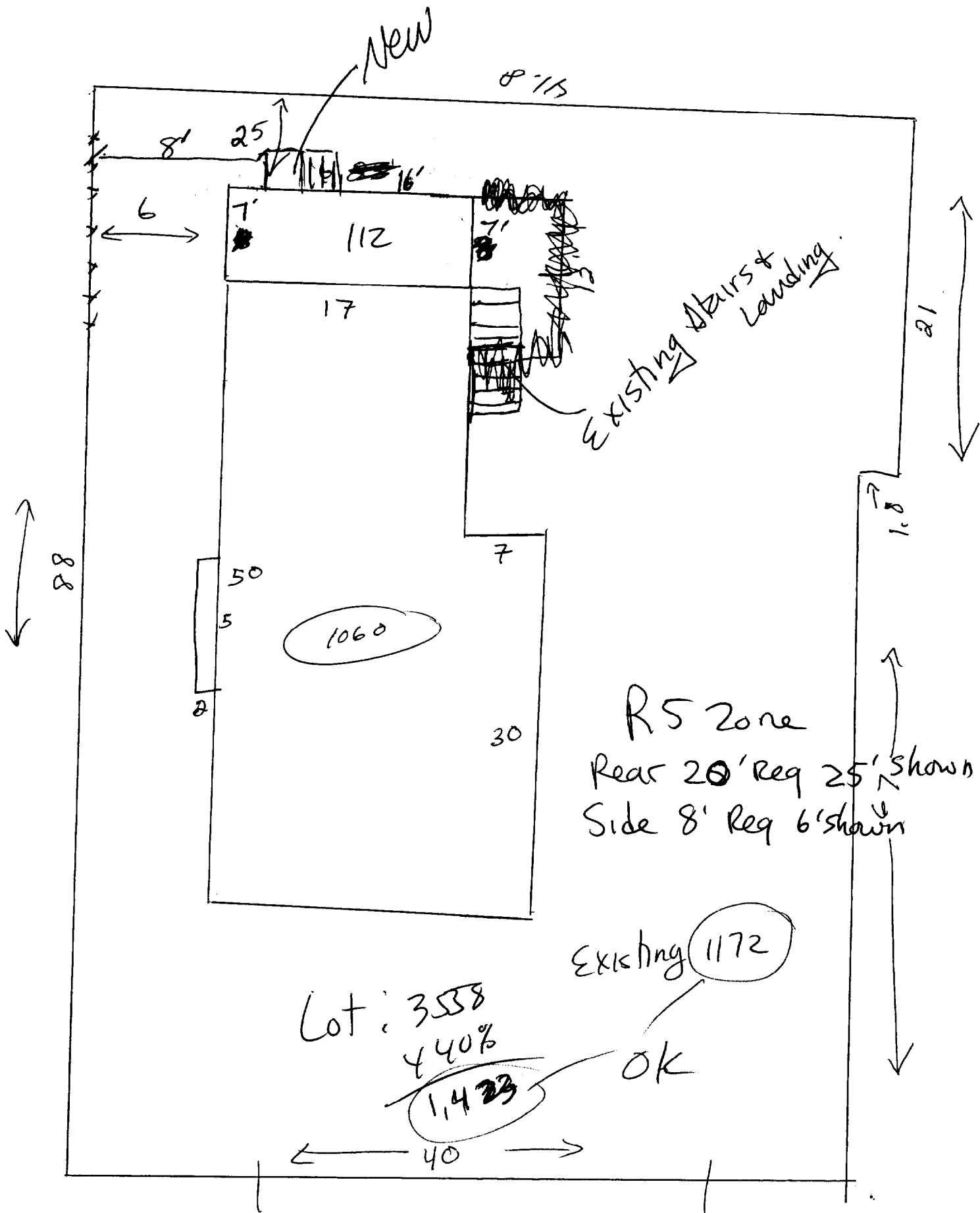
2x8 JOIST BRACKETS

7 FT

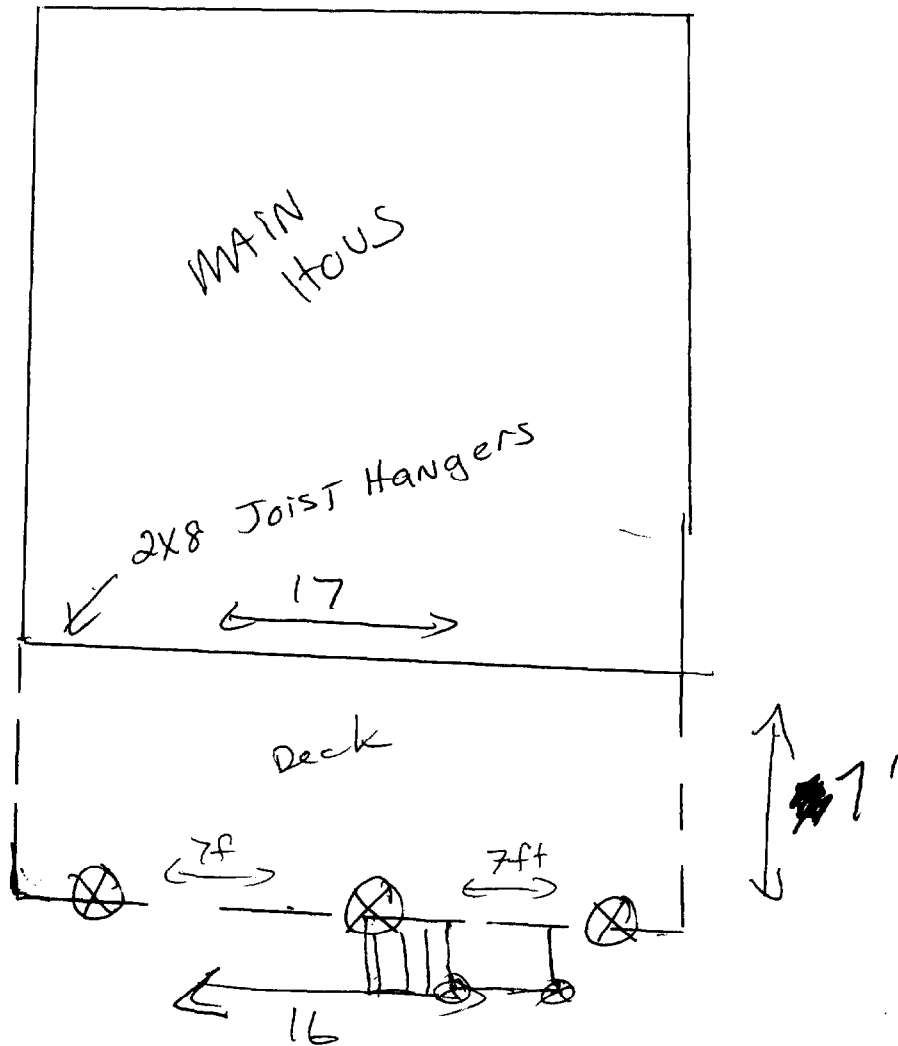
Simpson Brackets ATTACHED  
Screwed into  
LOG TO HOUSE

23'





249 Concord St West



- \* Simpson Brackets Attached to Sauna Tubes
- \* 8" Sauna Tubes
- \* 48" Depth
- \* LAG TO HOUSE

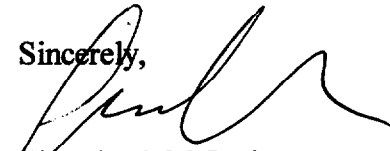
To Whom It May Concern:

11/6/03

RE: 249 Concord St, West  
Portland, Maine 04102

I, Timothy J. McInnis, have attached information for a permit to attach a deck in place of and old attached shed. The shed was 7X16 and was a code violation, I tore it down (10/7/03), not knowing I needed a permit. I only removed this for a safety reason. I would like to replace this same area with a deck. I have attached diagrams with measurements for a better explanation.

Sincerely,



Timothy J. McInnis  
415-4288



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of applicant/designee

4/6/03  
Date

[Signature]  
Signature of Inspections Official

4/6/03  
Date

CBL: 133-G-6 Building Permit #: 03-1374

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND PERMIT ISSUED

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number 031374  
NOV 08 2003

This is to certify that Joyce James J &/self  
has permission to Demolish existing porch and place with deck approx 7x12 on side  
AT 249 Concord St W L 133 G006001

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 when permission is procured before this building or part thereof is opened or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER ~~PERMIT~~ APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

*James Rourke* 11/6/03  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**