

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 100983

# PERMIT ISSUED

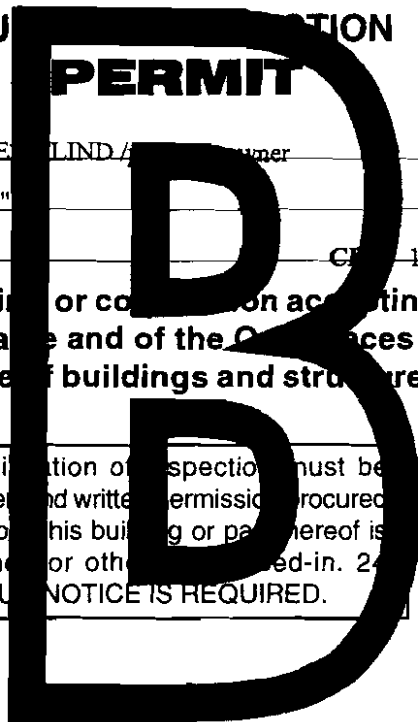
Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that BOXER LEONA E WWILVE LIND / owner

has permission to replace back porch 55" x 14'4" AUG 27

AT 9 RICHARDSON ST CR 134 F021001

provided that the person or persons, firm or corporation accounting 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 red-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

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Framing/ final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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**

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

Permit No: 10-0982	Date Applied For: 08/11/2010	CBL: 134 F021001
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Location of Construction: 9 RICHARDSON ST	Owner Name: BOXER LEONA E WWII VET BLI	Owner Address: 9 RICHARDSON ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - replace back porch 55" x 14'4"	Proposed Project Description: replace back porch 55" x 14'4"
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 08/23/2010

Note: Ok to Issue:

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain a single 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: Jonathan Rioux      Approval Date: 08/27/2010

Note: Ok to Issue:

- 1) Fastener schedule per the IRC 2003
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

8/27/2010-jrioux: Spoke with Owner ref. Grasable handrail vs. guard & positive connection to ledger/ anchorage, and 2x8" spans for decks.

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

<b>Permit No:</b> 10-0963	<b>Issue Date:</b>	<b>CBL:</b> 117 D016001
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<b>Location of Construction:</b> 140 DARTMOUTH ST	<b>Owner Name:</b> GELLER DONNA B	<b>Owner Address:</b> 770 OCEAN PKWY # 3L	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Everything Home LLC	<b>Contractor Address:</b> 49 Gradview Ave South Portland	<b>Phone</b> 2078999830
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b>

<b>Past Use:</b> 2 unit residential	<b>Proposed Use:</b> 2 unit residential - removing existing 2 story front porch and rebuilding	<b>Permit Fee:</b> \$260.00	<b>Cost of Work:</b> \$24,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> removing existing 2 story front porch and rebuilding		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 08/06/2010	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	<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:	<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 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:
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**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

<b>Location of Construction:</b> 140 DARTMOUTH ST	<b>Owner Name:</b> GELLER DONNA B	<b>Owner Address:</b> 770 OCEAN PKWY # 3L	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Everything Home LLC	<b>Contractor Address:</b> 49 Gradview Ave South Portland	<b>Phone:</b> 2078999830
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b>

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/17/2010

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

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the front porch rebuilding will be within the existing foot print. You are not permitted to enlarge the rebuilt porch under this permit.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 08/27/2010

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

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Fastener schedule per the IRC 2003

### 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

Department of Building Inspections

## Original Receipt

8.11.2010

Received from Daniel Boxer

Location of Work Richardson St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (II) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 134-F-21

Check #: ca Total Collected \$ 30

**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



# 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>9 Richardson St. Portland, ME.</u>		
Total Square Footage of Proposed Structure/Area <u>70 sqft ±</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>134</u> Block# <u>F</u> Lot# <u>21</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Leona Boxer</u> Address <u>9 Richardson St.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>207-773-1642</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</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? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace back porch 55" x 14'4"</u>		
Contractor's name: <u>Property owner</u> Address: <u>9 Richardson St</u> City, State & Zip <u>Port. ME. 04103</u> Telephone: <u>773-1642</u> Who should we contact when the permit is ready: <u>Daniel Boxer</u> Telephone: <u>207-799-7513</u> Mailing address: <u>11 Pond View Rd. Cape Elizabeth, ME. 04107</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.

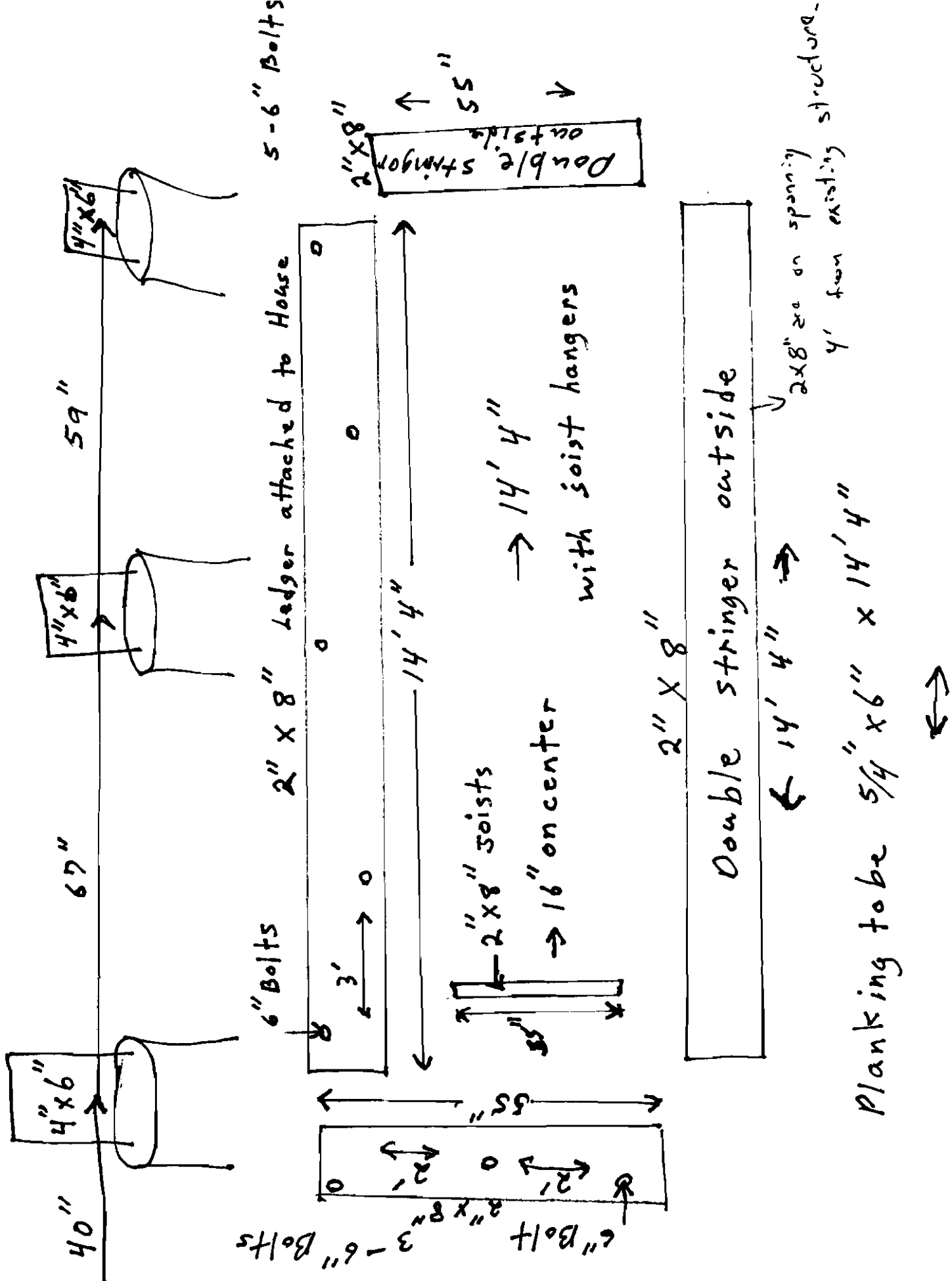
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code 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: Daniel B. Boxer Date: 8-11-2010

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

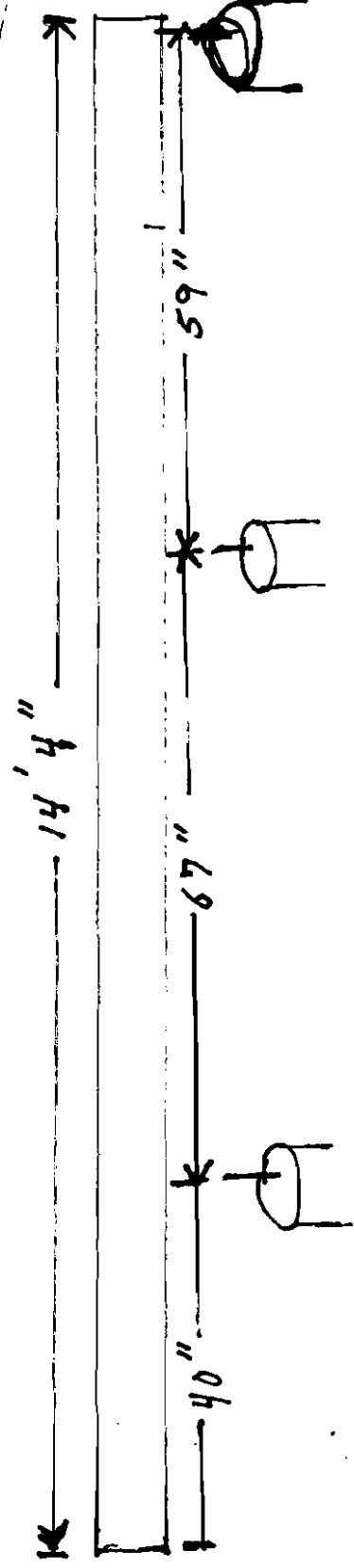
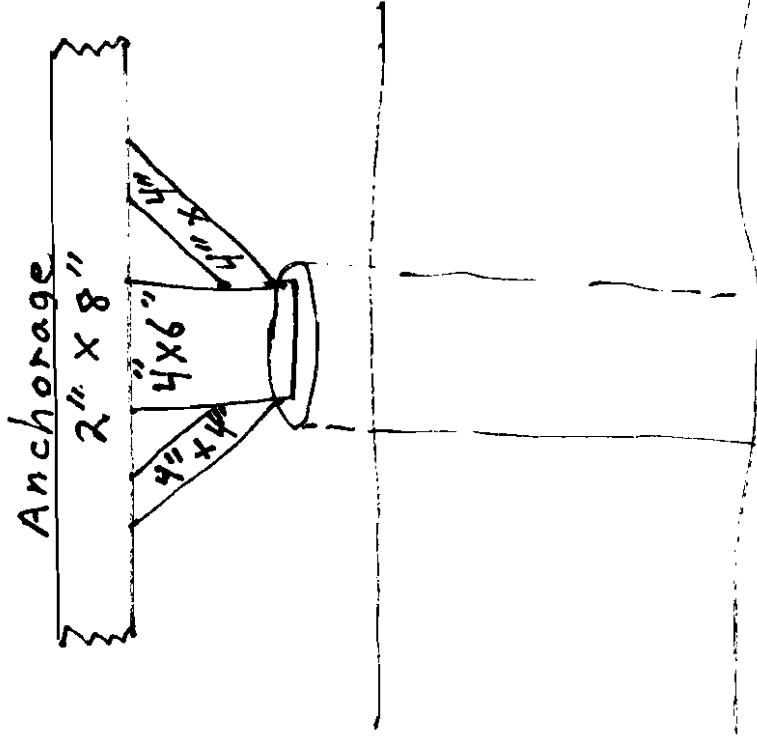
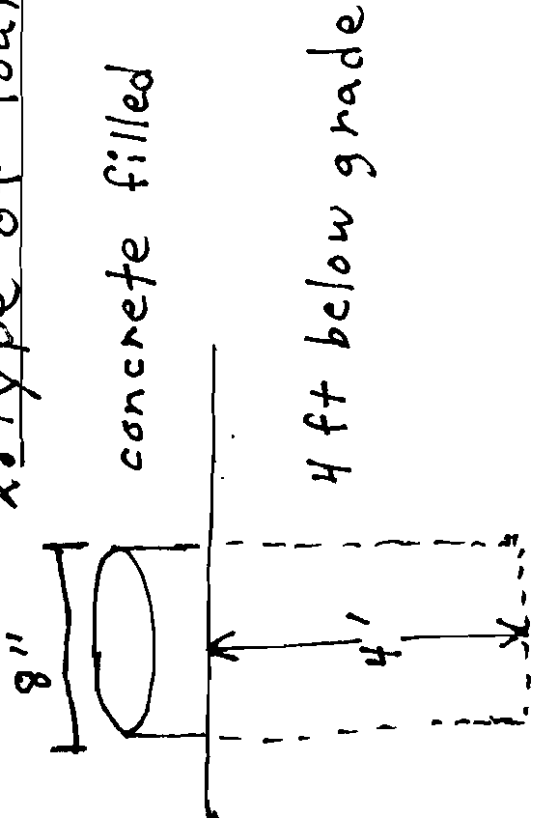
RECEIVED  
AUG 11 2010  
Dept. of Building Inspections  
City of Portland, Maine

### 3. Framing Members





## 2. Type of foundation system



## 5. Stair Details

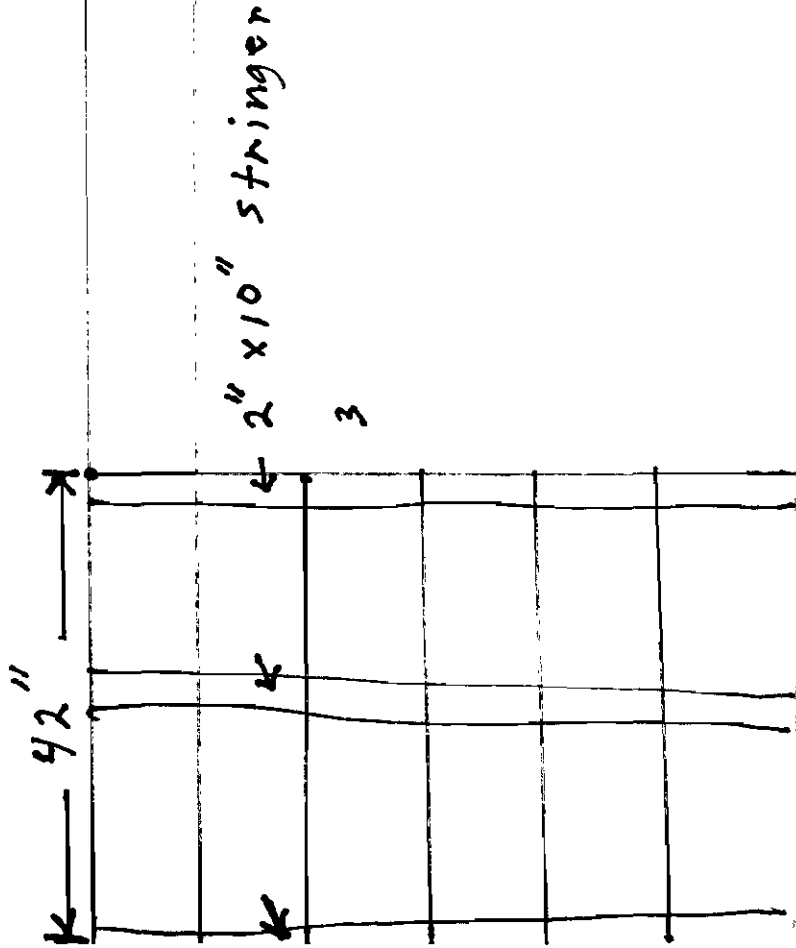
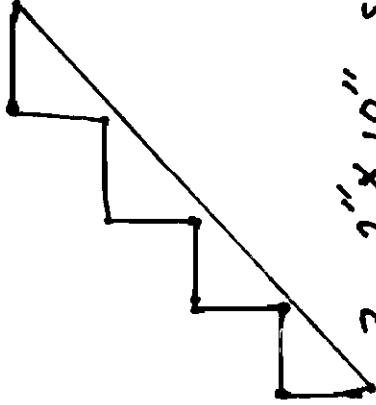
10" tread depth

7" Riser Height

5/4" x 6" double tread for each step

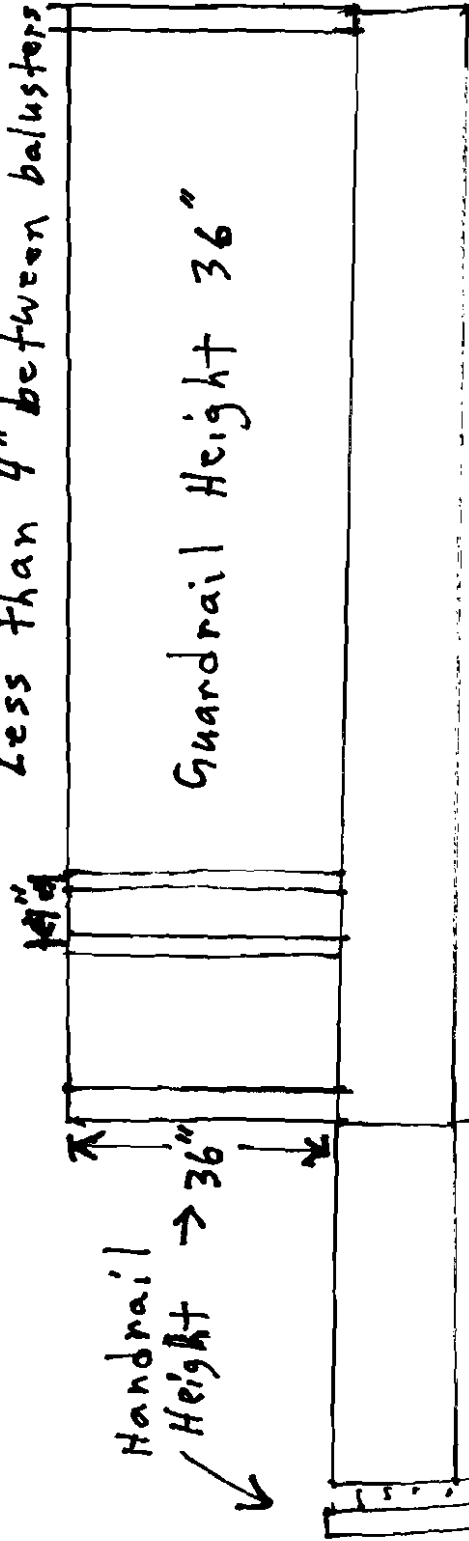
42" width of stairs

3- 2" x 10" stair stringers



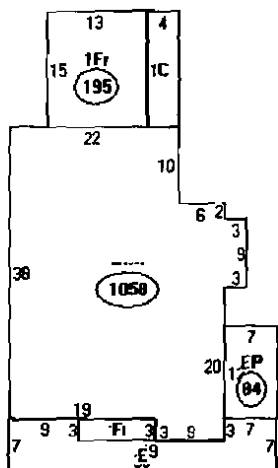
# 4. Guardrails & Handrails Details

Less than 4" between balusters



Handrail  
Height → 36"

36"



- Descriptor/Area
- A: ---  
1058 sqft
  - B: 1Fr  
195 sqft
  - C: OFF  
60 sqft
  - D: EP  
84 sqft
  - E: OFF  
188 sqft
  - F: LA/OP  
30 sqft

= 165