

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GREGORY I ROGOVIN

Located At 16 SAWYER ST

Job ID: 2012-04-3832-ALTR

CBL: 138- B-007-001

has permission to Repair/ Replace Decayed Lumber on existing front Porch (Two Family Residence).

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 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

05/17/2012

Fire Prevention Officer

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. 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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3832-ALTR

Located At: 16 SAWYER ST

CBL: 138- B-007-001

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 property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint.

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. Dwelling Unit(s) egress shall be maintained during the renovation.
3. 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.
4. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
5. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
6. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
7. 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.
8. Note: Spoke with Contractor- this is a direct replacement to improve the porch, further review and approval may be required if decay is present. Contractor agreed to follow all minimal beam and deck joist sizing and spans requirements, see attachment.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3832-ALTR	Date Applied: 4/24/2012	CBL: 138- B-007-001	
Location of Construction: 16 SAWYER ST	Owner Name: GREGORY I ROGOVIN	Owner Address: 84 WOLCOTT ST PORTLAND, ME 04102	Phone: 207-409-7400
Business Name:	Contractor Name: Jeffrey Wadman	Contractor Address: 9 Sawyer St., Portland, ME 04103	Phone: 207-653-5234
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Two family	Proposed Use: Same - Two family - replace front porch & stairs in same footprint	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB LRC, 2009 (MURSC)
Proposed Project Description: Replace front porch		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	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</i> <i>4/26/12 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

P-5

Entered 4/24/12
B5



General Building Permit Application

2012-04-3832-ALTR

Location/Address of Construction: <u>14-16 SAWYER ST</u>		
Total Square Footage of Proposed Structure <u>Area</u> : <u>144 sq. ft.</u>	Square Footage of Lot: <u>6630 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>138 B 007 001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Gregory Rogovin</u> Address <u>84 Wolcott St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-409-7400</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>8000.00</u> <u>100.00</u>
Current legal use (i.e. single family) <u>2 Family Rental</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 1st FLOOR PORCH, STEPS & RAILS TO SAME DIMENSION AS EXISTING PORCH, USING EXISTING FRAMING. INSTALL NEW SUPPORT COLUMNS IN 9'x9' LEVEL PORCH</u>		
Contractor's name: <u>JEFFREY P. WADMAN</u> Address: <u>9 SAWYER STREET</u> City, State & Zip: <u>PORTLAND ME 04103</u> Telephone: <u>653-5234</u> Who should we contact when the permit is ready: <u>Gregory Rogovin</u> Telephone: <u>409-7400</u> Mailing address: <u>84 Wolcott St., Portland, ME 04102</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 _____, 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.

RECEIVED
APR 24 2012
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 4/6/2012

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

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- a. Diameter of concrete filled tube or pre cast concrete pier size 8" or 10"
- b. depth below grade (minimum 4'-0" below grade) 4'
- c. anchorage of column to footing — BOLT IN CONCRETE TO SIMPSON BRACKET
- d. spacing and location of tubes/piers — 8' AT FRONTAGE

3. Framing Members

- a. Columns – wood size and location (members supporting framing of floor system) 6x6
 - b. Ledger size attached to building 2x
 - c. Fastener size and spacing attaching ledger
 - d. Girder Size and spans carrying floor system 2x
 - e. Joist size, span, and spacing 2x
 - f. Joist hangers or ledger
- ORIGINAL FRAMING TO STAY IN PLACE

4. Guardrails & Handrail Details

- a. Guardrail height — 3' 3/4"
- b. Baluster spacing — 3' 3/4"
- c. Handrail height — 36"

5. Stair Details

- a. Tread depth (measured nosing to nosing) 11"
- b. Riser height 7"
- c. Nosing on tread 1/4"
- d. Width of stairs 8'

5/17/12
2x8" @ 16" O.C.
Ⓜ

2-2x10
SPAN OF 7'3"

INSPECTED, FOOTING



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Receipts Details:

Tender Information: Check , Check Number: 370

Tender Amount: 100.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/24/2012

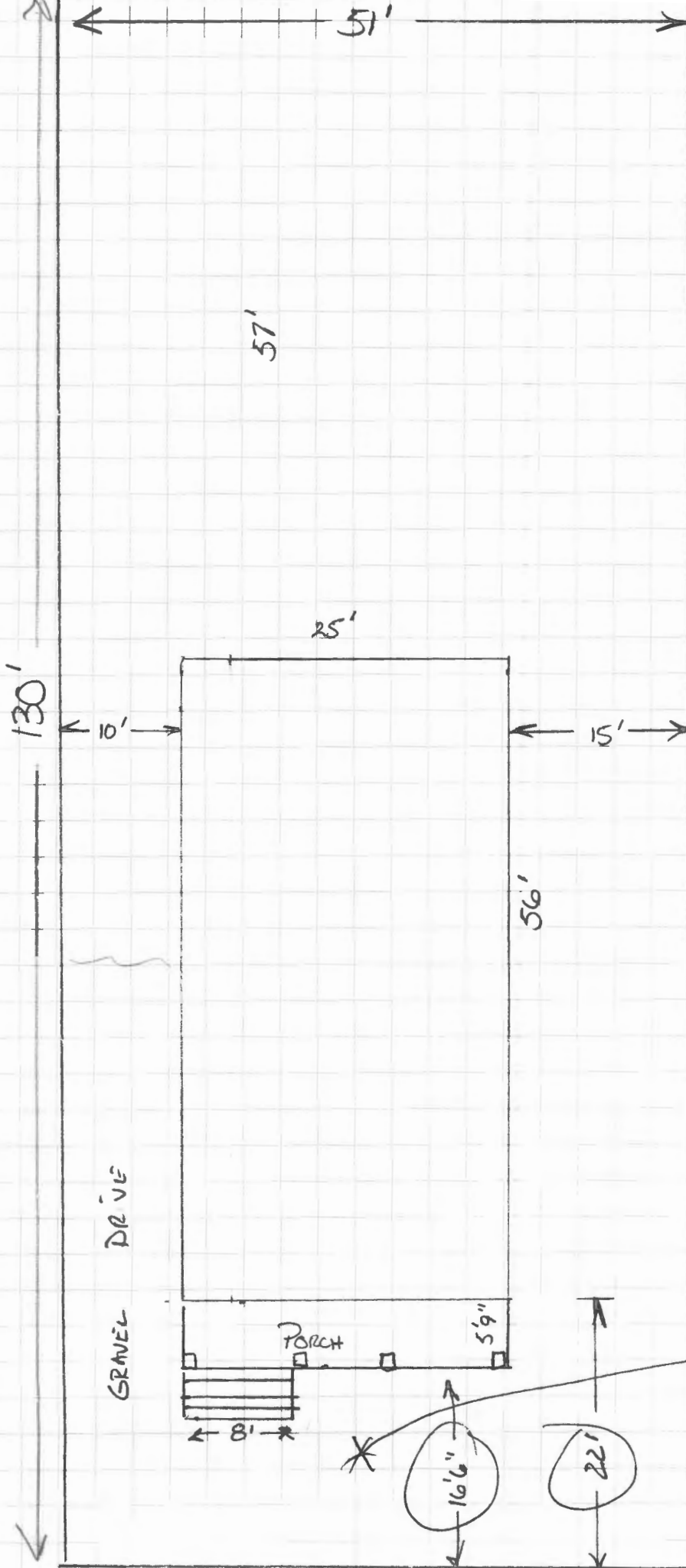
Receipt Number: 43169

Receipt Details:

Referance ID:	6226	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-04-3832-ALTR - Replace front porch			
Additional Comments: 16 Sawyer			

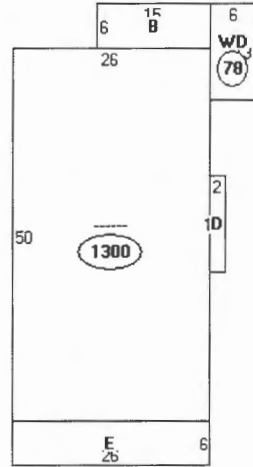
Thank You for your Payment!

SAWYER ST



*Assessors have 50' x 120'

stairs go right beside in pictures. are measurements from curb?



Descriptor/Area	
A: -----	1300 sqft
B: OP/OP	90 sqft
C: WD	78 sqft
D: 2FBAY	26 sqft
E: WD/OP	156 sqft

* same footprint on pc - 1957 assessor's card,

