

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



PERMIT ISSUED
Permit Number: 070352
APR 18 2007
CITY OF PORTLAND

This is to certify that RICE WILLIAM R & KAREN L. JTS /property owner
has permission to Rebuild of deck, stairs and baluster in sidewalk footp
AT 938 FOREST AVE 142 E003001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or closed-in. 4 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. Cree, Cree
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Mably 4/18/07
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: 07-0352	Issue Date:	CBL: 142 E003001
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Location of Construction: 938 FOREST AVE	Owner Name: RICE WILLIAM R & KAREN L JT	Owner Address: 938 FOREST AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: RP

Past Use: Multi-Use Residential	Proposed Use: Multi-Use Residential Rebuild of deck, stairs and banister in same footprint (after the fact permit) <i>legal use - office 1 du (97-0715)</i>	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description:
Rebuild of deck, stairs and banister in same footprint - (work has already been done.)

Signature: *Cara Cuss* Signature: *Jm 4/18/07*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 04/03/2007	Zoning Approval
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- 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

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

OK w/conditions
Date: *4/5/07 ABC*

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

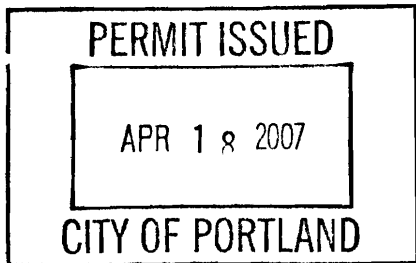
Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

APM

Date: _____



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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection: Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- _____ 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.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

4-18-07
Date

[Signature]
Signature of Inspections Official

4-18-07
Date

CBL: 142 E 003 Building Permit #: 07 0352

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0352	Date Applied For: 04/03/2007	CBL: 142 E003001
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Location of Construction: 938 FOREST AVE	Owner Name: RICE WILLIAM R & KAREN L JT	Owner Address: 938 FOREST AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Multi-Use Residential - Rebuild of deck and stairs w/banister (after the fact permit)	Proposed Project Description: Rebuild of deck and stairs w/banister (work has already been done)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/05/2007**Note:** **Ok to Issue:**

- 1) This permit is being issued with the understanding that all the work was done within the existing footprint.
- 2) This property shall remain as offices and one dwelling unit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/18/2007**Note:** **Ok to Issue:**

- 1) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/10/2007**Note:** **Ok to Issue:**

- 1) All construction shall comply with NFPA 101



General Building Permit Application

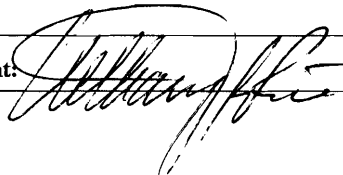
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>938 FOREST AVENUE PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>102 sq ft</u>		Square Footage of Lot <u>7672 sq ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>187 E 22</u>	Owner: <u>WILLIAM R-RICE</u>	Telephone: <u>(207) 797-2090</u>
Lessee/Buyer's Name (If Applicable) <u>WR RICE FINANCIAL SVCS.</u>	Applicant name, address & telephone: <u>WILLIAM R-RICE</u> <u>29 IDENWOOD DR.</u> <u>CUMBERLAND, ME 04021</u> <u>(207) 797-2090</u>	Cost Of Work: \$ <u>4,000</u> Fee: \$ <u>60.⁰⁰</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>RESIDENTIAL/COMMERCIAL</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REBUILD OF DECK & STAIR W/ BANISTER</u>		
Contractor's name, address & telephone: <u>GENERAL CONTRACTOR: WILLIAM R-RICE</u> Who should we contact when the permit is ready: <u>WILLIAM R-RICE</u> Mailing address: <u>938 FOREST AVE</u> Phone: <u>(207) 797-2090</u> <u>PORTLAND, ME 04103</u>		

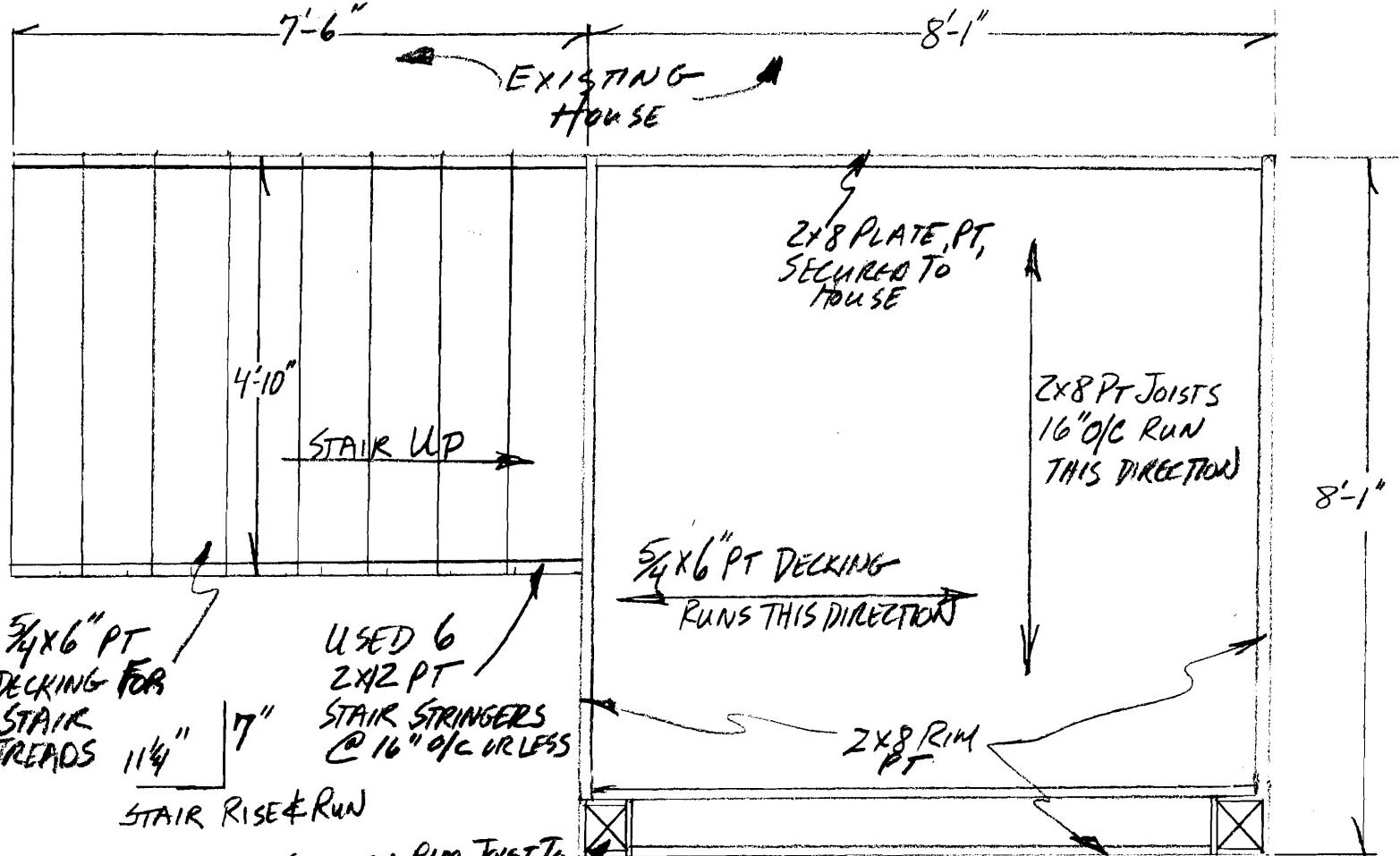
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

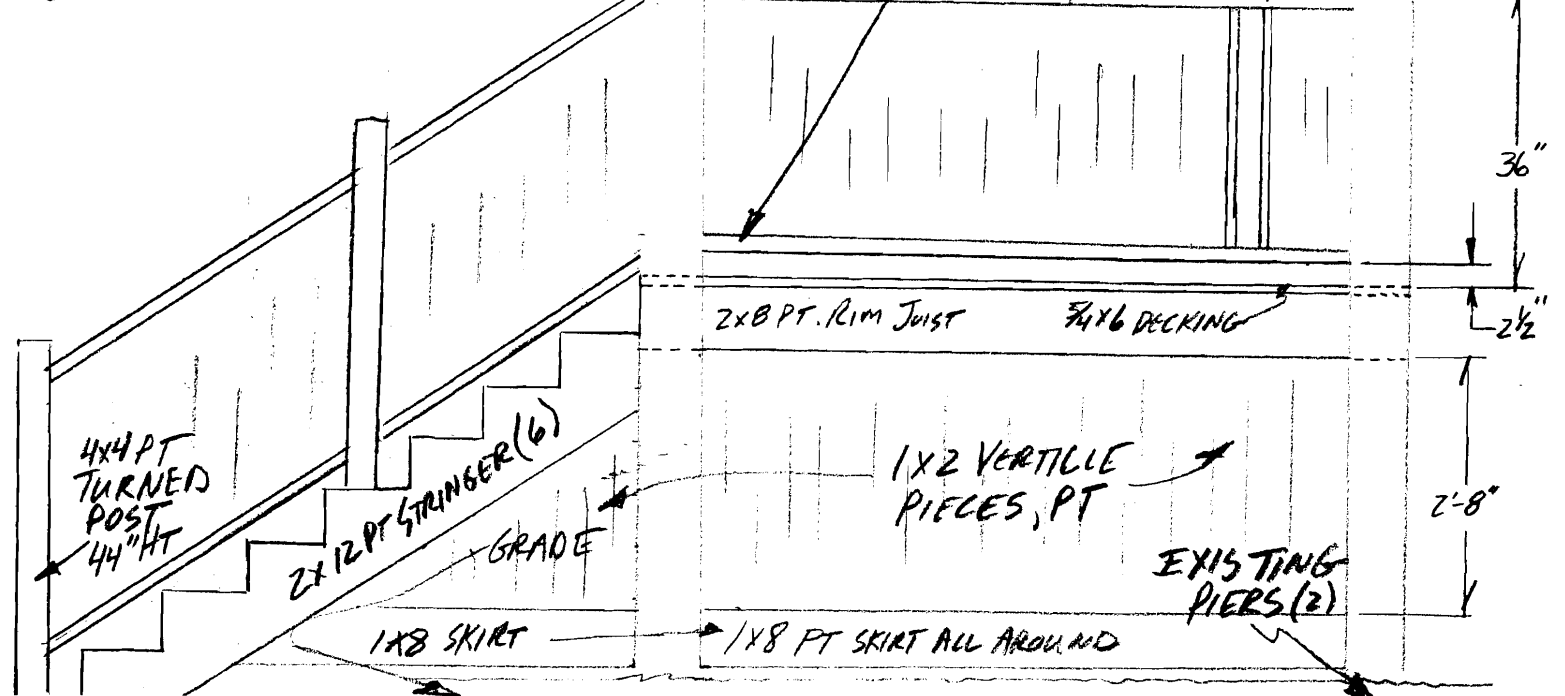
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: 	Date: <u>3/16/2007</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



**STRUCTURAL & FINISH
DETAIL FOR
DECK & STAIR**



R.S. CARTER CONSTRUCTION

PO Box 11138 Portland, Maine 04101-7138

(207) 874-0000

W.R. Rice 938 Forest Ave. 04103

8/14/06

Front porch/deck along with various odd jobs.

Labor:

7/27/06.....7.75 hrs.	8/10/06.....6.50 hrs.	8/16/06.....6 hrs
8/01/06.....1.5 hrs.	8/11/06.....3 hrs.	8/17/06....3.25 hrs
8/08/06.....5.5 hrs.	8/14/06.....6.75 hrs.	8/18/06....3 hrs.
8/09/06.....6 hrs.	8/15/06.....6 hrs	

TOTAL LABOR: 55.25 \$2,486.25

Materials:

Lumber:

5/4" x 6" ... \$369.60 1"x8"....\$176.46 2"x 8"....\$150.33 2"x4".....\$22.40
2"x12"....\$144.15 Hand & base rail: \$66.85 Spun Posts: \$45.10 spun baluster: \$165.70
Screws: \$62.04 Concrete block: \$ 12.00 supplies:\$93.14
TOTAL MATERIALS: \$1,307.77

BALANCE: \$3,794.02

Thank You!

From:
WR Rice Financial Services, Inc.
938 Forest Avenue
Portland, ME 04103

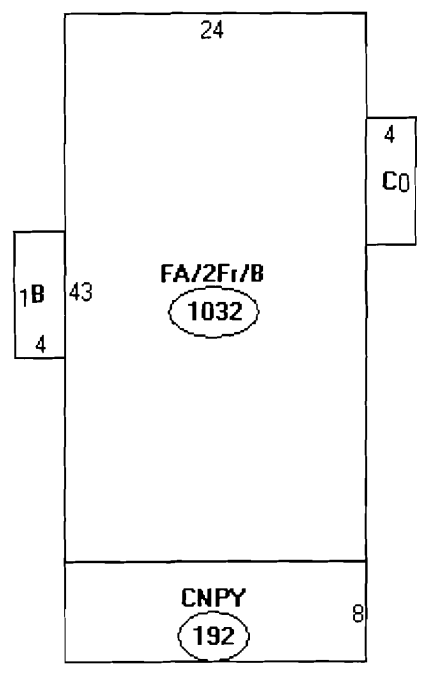
Date: 08/18/06
Check Number: 2788
Amount: 3,794.02

Robert Stuart Carter

Memo:

USE WITH COMPANION ENVELOPE #44-005

.35-LG1 (1 PART)



Descriptor/Area

- A: FA/2F1/B
1032 sqft
- B: 2FBAY/B
40 sqft
- C: 2FBAY/B
40 sqft
- D: CNPY
192 sqft





PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

William Rice
938 Forest Ave.
Portland, Maine 04103

March 26, 2007

Mr. William Rice;

Thank you for getting the building application in as quickly as you did. However, we are unable to process it because it is not complete.

If you re-read the front part of the application, you will see that a plot plan of your property is required. I have underlined the sections pertaining to you.

Also, because this is essentially an "After The Fact" permit application, an additional \$100.00 dollars is required.

Please forward both requirements to this office, so we may move forward in reviewing your application.

Thank you,

Zak Horton
Building Inspector, CEO



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- N/A Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- N/A Window and door schedules
- N/A Foundation plans w/required drainage and damp proofing (if applicable)
- N/A Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- N/A Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- N/A Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- N/A Proof of ownership is required if it is inconsistent with the assessors records

N/A Separate permits are required for internal & external plumbing, HVAC, and electrical installations.



If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

REQUIRED

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.**

\$1,000.00 or more \$30.00 + \$10.00 per
\$1,000.00 above \$1,000.00

"B. Belated fees:

Below \$30.00 permit fee . . \$50.00 additional

Above \$30.00 permit fee . . \$100.00 additional

"C. Amendments to application:

Up to \$1,000.00 \$30.00

\$1,000.00 or more \$30.00 + \$10.00 per
\$1,000.00 above \$1,000.00

"II. Fees for specific items (additional to cost of work fees above):

"A. Air conditioning and ventilation systems \$30.00
+ \$10.00 per \$1,000.00 cost

"B. Change of use permit \$30.00 + \$10.00 per
\$1,000.00 cost

"C. Demolitions:

Structures \$30.00 + \$10.00 per
\$1,000.00 cost

"D. Heating systems-All types . \$30.00 + \$10.00 per
\$1,000.00 cost

"E. Oil and gas burner replacement \$30.00 + \$10.00 per
\$1,000.00 cost

"F. Stop work order removal . . \$100.00

"G. Certificate of Occupancy . \$75.00 for each inspection

"H. Home occupation \$150.00 plus cost of work

"I. Re-inspections \$75.00 for each

"III. Fees in lieu of cost of work:

DRIVEWAY OFFERING
3'-0" CURB

85'-5" SIDEWALK C/L

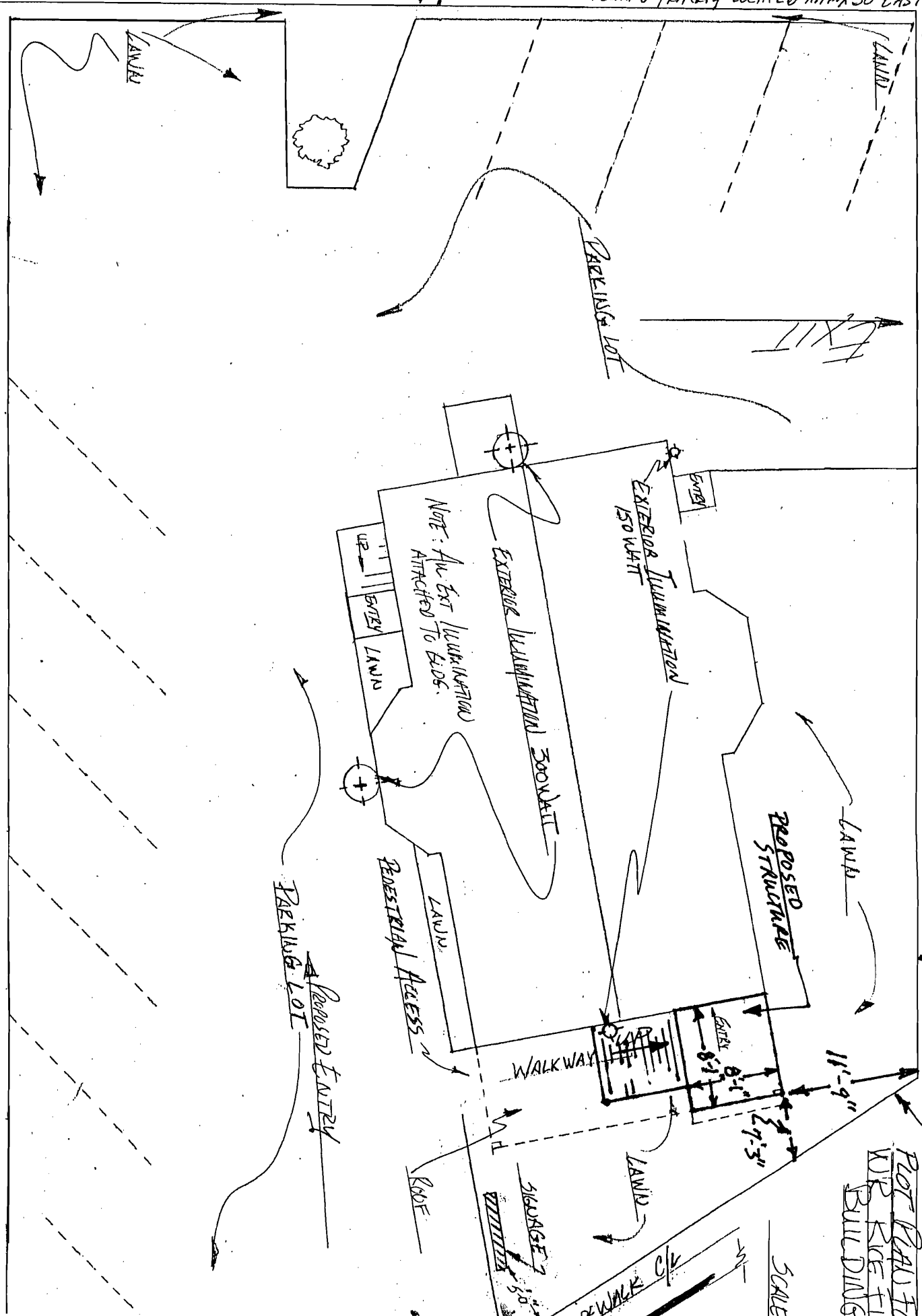
SIDEWALK CURBING

PLOT PLANTING
UP RISE TO
BUILDING

SCALE

BUILDING ON ADJACENT PROPERTY LOCATED WITHIN 50' CASE

74'



133

ROADWAY AND ADJACENT PROPERTY LOCATED APPROX 20' SOUTH AND PARALLEL TO PROPERTY LINE