

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 101038

DEC 2 2010

CITY OF PORTLAND

 This is to certify that William & Karen Rice/self

 has permission to Rebuild rear deck & stair with gaster (6' x 7'6")

 AT 938 Forest Ave

 CE 142-E003001

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 lathed or otherwise dressed-in. 24 HOURS 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

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 10-1038 | Issue Date: | CBL: 142 E003001 |
|-----------------------|-------------|---------------------|

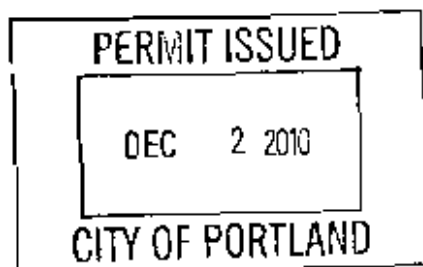
| | | | |
|---|-------------------------------------|--|-------------|
| Location of Construction: 938 Forest Ave | Owner Name: William & Karen Rice | Owner Address: 29 Idlewood Drive | Phone: |
| Business Name: | Contractor Name: self | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: Alterations - Commercial | Zone: RP |

| | | | | |
|--|---|------------------------|---------------------------|--------------------|
| Past Use: Commercial / Multi Use - financial office & one dwelling unit | Proposed Use: Commercial / Financial office and one dwelling unit - Rebuild rear deck & stair with banister (6'6" x 7'6"). | Permit Fee: \$30.00 | Cost of Work: \$900.00 | CEO District: 4 |
|--|---|------------------------|---------------------------|--------------------|

| | |
|---|--|
| Proposed Project Description: Rebuild rear deck & stair with banister (6'6" x 7'6"). | FINR DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <u>B/R</u> Type: <u>SB</u> <u>IBC-2003</u> Signature: <u>[Signature]</u> Date: <u>12/2/10</u> |
|---|--|

| | | |
|------------------------|---------------------------------|------------------------|
| Permit Taken By: EG | Date Applied For: 08/24/2010 | Zoning Approval |
|------------------------|---------------------------------|------------------------|

| | | | |
|--|--|---|---|
| 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.. | Special Zone or Review <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: <u>12/2/10</u> <u>AKU</u> | 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: <u>[Signature]</u> |
|--|--|---|---|



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: | Date Applied For: | CBL: |
| 10-1038 | 08/24/2010 | 142 E003001 |

| | | | |
|---------------------------|----------------------|--------------------------|--------|
| Location of Construction: | Owner Name: | Owner Address: | Phone: |
| 938 Forest Ave | William & Karen Rice | 29 Idlewod Drive | |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| | self | Portland | |
| Lessee/Buyer's Name | Phone: | Permit Type: | |
| | | Alterations - Commercial | |

| | |
|--|--|
| Proposed Use: | Proposed Project Description: |
| Commercial / Financial office and one dwelling unit - Rebuild rear deck & stair with banister (6'6" x 7'6"). | Rebuild rear deck & stair with banister (6'6" x 7'6"). |

| | | | |
|---|----------------------------------|--------------------------|--|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 11/17/2010 |
| Note: Modified original proposal to meet side setback. | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 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 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: Jeanine Bourke | Approval Date: 12/02/2010 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Application approval based upon information provided by applicant including revisions dated 12/02/10. Any deviation from approved plans requires separate review and approval prior to work. | | | |
| Dept: Fire | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 12/02/2010 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Approved per Ben W. | | | |

Comments:

8/27/2010-amachado: Left vcm for William Rice. Proposed rear deck & stair appears to be larger than what was there. Does not meet side yard setback on a side street.

8/30/2010-amachado: Spoke to Bill Rice. He will find the lot lines to get an exact measurement and get back to me.

8/25/2010-gg: received permit by mail.

11/17/2010-amachado: Gayle received information in the mail on 11/8/10 that she thought was new application. She asked me about it today and I told her that there was an application already pending.

12/1/2010-jmb: Spoke to William R. For details on deck framing, fasteners, beams, posts, guardrail specs on deck and stair, graspable handrail and stairs to commercial code, run shows 10". He will draw and meet on 12/2 @11:30

12/2/2010-jmb: William R. Submitted details for approval, also verified with Ben W. For fire approval



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

August 12 2010

Received from William Rice

Location of Work 930 Forester

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30.00

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 157 E 022

Check #: 1074 Total Collected \$ 30.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Ray

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>938 FOREST AVE PORTLAND, ME</u> | | |
| Total Square Footage of Proposed Structure/Area <u>55 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> <u>142 E 003</u> | Applicant *must be owner, Lessee or Buyer* Name <u>WILLIAM R RICE</u> Address <u>29 IDLEWOOD DR</u> City, State & Zip <u>CUMBERLAND, ME 04021</u> | Telephone: <u>(207) 797-2090</u> |
| Lessee/DBA (If Applicable) <u>N/A</u> | Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u> | Cost Of Work: \$ <u>900.00</u> C of O Fee: \$ <u>0.00</u> Total Fee: \$ <u>30.00</u> |
| Current legal use (i.e. single family) <u>RESIDENTIAL / COMMERCIAL</u> <i>multi family use</i> 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 REAR DECK & STAIR WITH BANNISTER</u> | | |
| Contractor's name: <u>WILLIAM R. RICE</u> Address: <u>938 FOREST AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>(207) 757-2090</u> Who should we contact when the permit is ready: <u>WILLIAM RICE</u> Telephone: <u>(207) 797-2090</u> Mailing address: <u>938 FOREST AVE PORTLAND, ME 04103</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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Signature: [Signature]

Date: 8/19/2016

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



General Building Permit Application

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| | | | |
|---|--|--|--|
| Location/Address of Construction: <u>938 FOREST AVE PORTLAND, ME</u> | | | |
| Total Square Footage of Proposed Structure/Area <u>55 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> | | Applicant "must be owner, Lessee or Buyer" Name <u>WILLIAM R RICE</u> Address <u>29 IDLEWOOD DR</u> City, State & Zip <u>CUMBERLAND, ME 04021</u> Telephone: <u>(207) 797-2090</u> | |
| Lessee/DBA (If Applicable) <u>N/A</u> | | Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip Cost Of Work: \$ <u>900.00</u> C of O Fee: \$ <u>0.00</u> Total Fee: \$ <u>30.00</u> | |
| 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 REAR DECK & STAIR WITH BANNISTER</u> | | | |
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Signature: [Signature]

Date: 8/19/2016

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

RECEIVED

NOV 8 2016

Dept. of Building Inspection
City of Portland Maine



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



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:

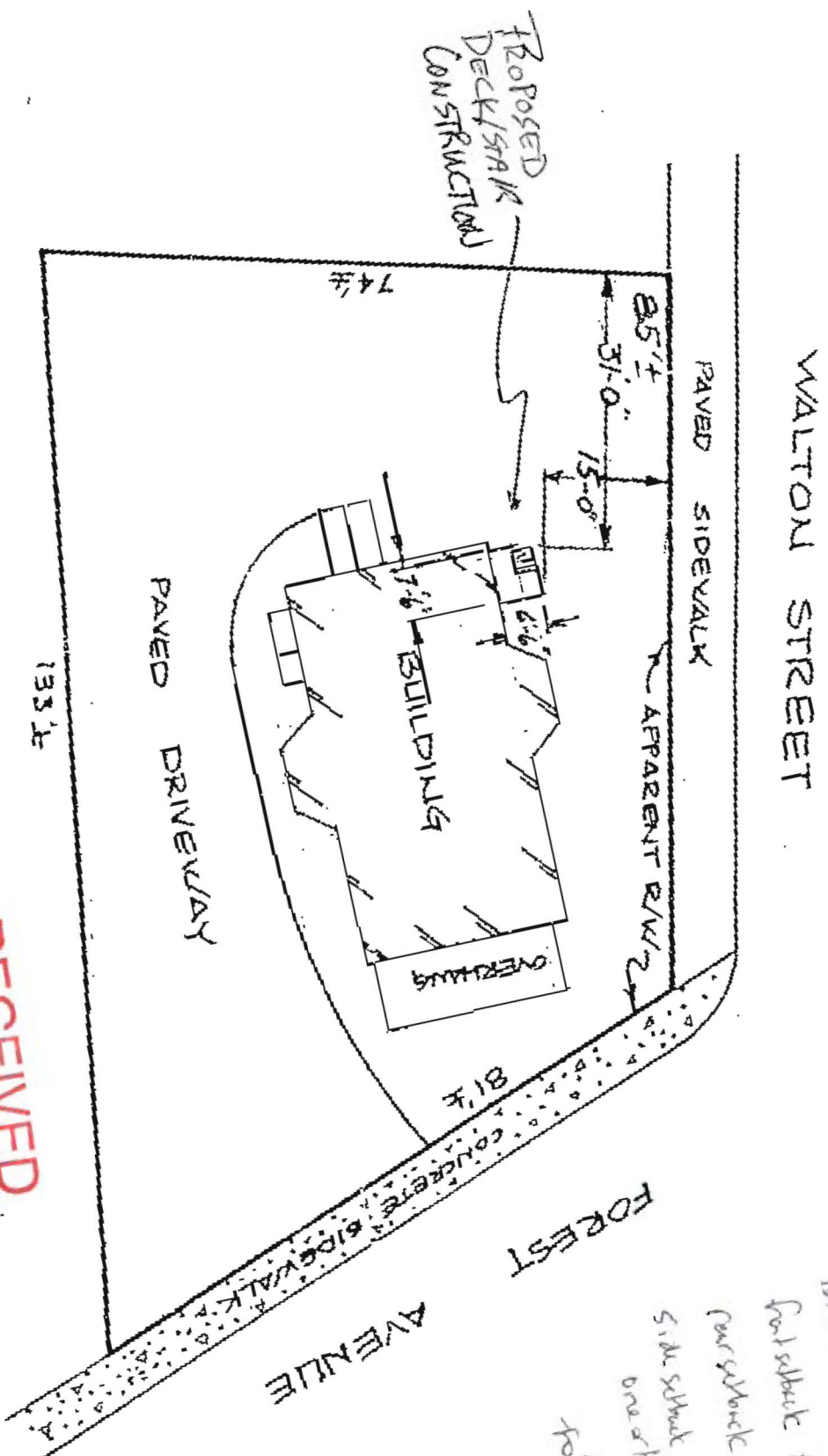
- ☒ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- ☒ Location and dimensions of parking areas and driveways
- N/A ☐ 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.

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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.

938 FOREST AVE
PLOT PLAN



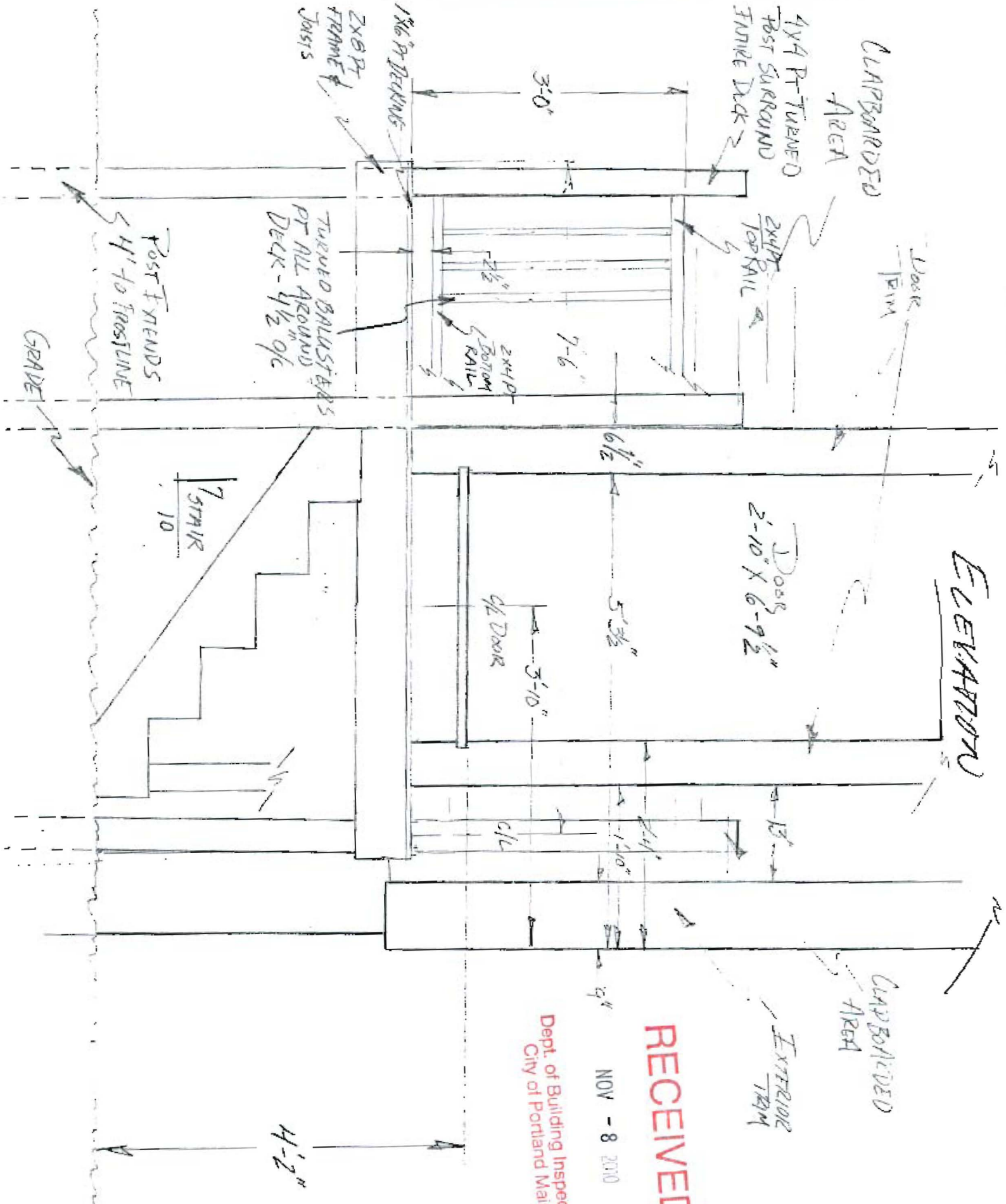
PP zone.
lot size 7,672 sq ft
front setback 11' 4" (OB)
rear setback 30' - 31' 6" (OB)
side setback 15' 1" - 15' 6" (OB)
one of two setbacks - 15' 1" - 15' 6" (OB)
for 6' impervious (OB)

RECEIVED

NOV - 8 2010

Dept. of Building Inspections
City of Portland Maine

revised
plan



RECEIVED

NOV - 8 2010

Dept. of Building Inspection
City of Portland Maine

EXISTING
Door

7'-8"

4'-7"

6'-6"

1x6 PT
Decking

2x8 PT
Joists 16" OC

DOUBLE
2x8 PT

2x8 Rim Joists

STAIRS
UP

3'-3"

4x4 PT Posts (3)
Atop CONCRETE
PILARS (3) Down
4' TO FROST LINE

RECEIVED

NOV - 8 2010

Dept. of Building Inspections
City of Portland Maine

TRADING
PLAN

MAIN HEADER - 6"

EXISTING
Door

1x6 PT
Decking

6'-6"

7'-8"

Joists
2x8

Joists
2x8

STAIRS
UP

HAND
RAIL HT
34" to 38"

2x8 PT
Joists 16" OC

NOTES

• 2x8 Joists Attached Double
2x8 PT

TO RIM JOISTS & MAIN HEADER WITH 2x8

GAUL JOIST HANGERS

• MAIN HEADER ATTACHED TO HOUSE SILE PLATE WITH 1/2" x 4" GALV LAG BOLTS w/ NUTS & WASHERS ().

2x8 Rim Joists

FRAMING

PLAN

4x4 PT Posts (3)
ATOP CONCRETE
PIERS (3) DOWN
4' TO FROST LINE

DEC - 2 2010
Dept. of Building Inspections
City of Portland Maine

RECEIVED

CLAPBOARDED AREA

4x4 PT TURNED POST SURROUND

2x4 PT TOP RAIL

Look Down

3'-6"

1'-6"

2 1/2"

2x4 PT BOTTOM RAIL

1x6 PT Decking

2x8 PT FRAME JOISTS

TURNED BALUSTERS PT ALL AROUND Deck - 1 1/2" OC

POST EXTENDS 4' to TROUSLINE

GRADE

ELEVATION

2-10" x 6-9 1/2"

6 1/2"

5' 3 1/2"

4x4 DOOR

3'-10"

C/L

2'-4"

1'-10"

13'

CLAPBOARDED AREA

EXTERIOR TRIM

MANUFACTURED DESIGN RAILINGS w/ BALUSTERS 4 1/2" OC

3 1/2" MEASURED FROM NOSE OF STAIR

STAIRS ARE AT 90° w/ NO NOSING.

4'-2"

DEC 1-2 2010
Dept. of Building Inspections
City of Portland Maine

RECEIVED