

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090465

MAY 11 2009

153A A014001

This is to certify that WASHBURN RACHEL L / Nancy Ashw  
 has permission to build a 12' x 30' deck off rear house  
 AT 256 HARVARD ST

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 lath or other closed-in. 2 HOUSING 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

*Thomas M. Mahley* 5/18/09  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**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.**

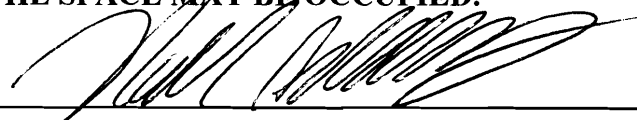
  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Final inspection required at completion of work.**

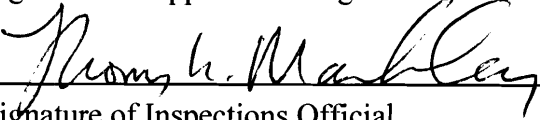
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  5/18/09    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  5/18/09    
Date



# 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: <b>256 HARVARD ST. PORTLAND ME 04103</b>		
Total Square Footage of Proposed Structure/Area <b>360 sq/ft</b>	Square Footage of Lot <b>13,066 sq/ft</b>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <b>153</b> Block# <b>AA</b> Lot# <b>14</b>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <b>Rachel L. Washburn</b> Address <b>256 Harvard St</b> City, State & Zip <b>Portland ME 04103</b>	Telephone: <b>1-207-899-5838</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>900<sup>00</sup></b> C of O Fee: \$ _____ Total Fee: \$ <b>30</b>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ 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: <b>new construction of a 12x30' Deck off Rear of House.</b>		
Contractor's name: <u>Nathan Ashworth</u> Address: <u>256 Harvard St</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>(207) 239-9636</u> Who should we contact when the permit is ready: <u>Nathan Ashworth</u> Telephone: <u>(207) 239-9636</u> Mailing address: <u>256 Harvard St. 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](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:  Date: 5/15/09

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

**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> 09-0465	<b>Issue Date:</b>	<b>CBL:</b> 153A A014001
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<b>Location of Construction:</b> 256 HARVARD ST	<b>Owner Name:</b> WASHBURN RACHEL L	<b>Owner Address:</b> 256 HARVARD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Nathan Ashworth	<b>Contractor Address:</b> 256 Harvard Portland	<b>Phone:</b> 2072399636
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R5

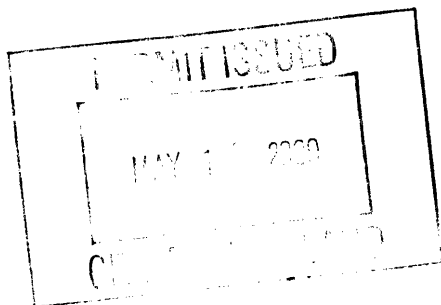
<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home - build a 12' x 30' deck off rear of house	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$900.00	<b>CEO District:</b> 4
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB IRC 2003	

<b>Proposed Project Description:</b> build a 12' x 30' deck off rear of house	<b>Signature:</b>	<b>Signature:</b> <i>Jm 5/18/09</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>		<b>Date:</b>

<b>Permit Taken By:</b> Ldobson	<b>Date Applied For:</b> 05/18/2009	<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: <i>Jm 5/18/09</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 checked="" 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>Jm</i>
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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 \_\_\_\_\_

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> 09-0465	<b>Date Applied For:</b> 05/18/2009	<b>CBL:</b> 153A A014001
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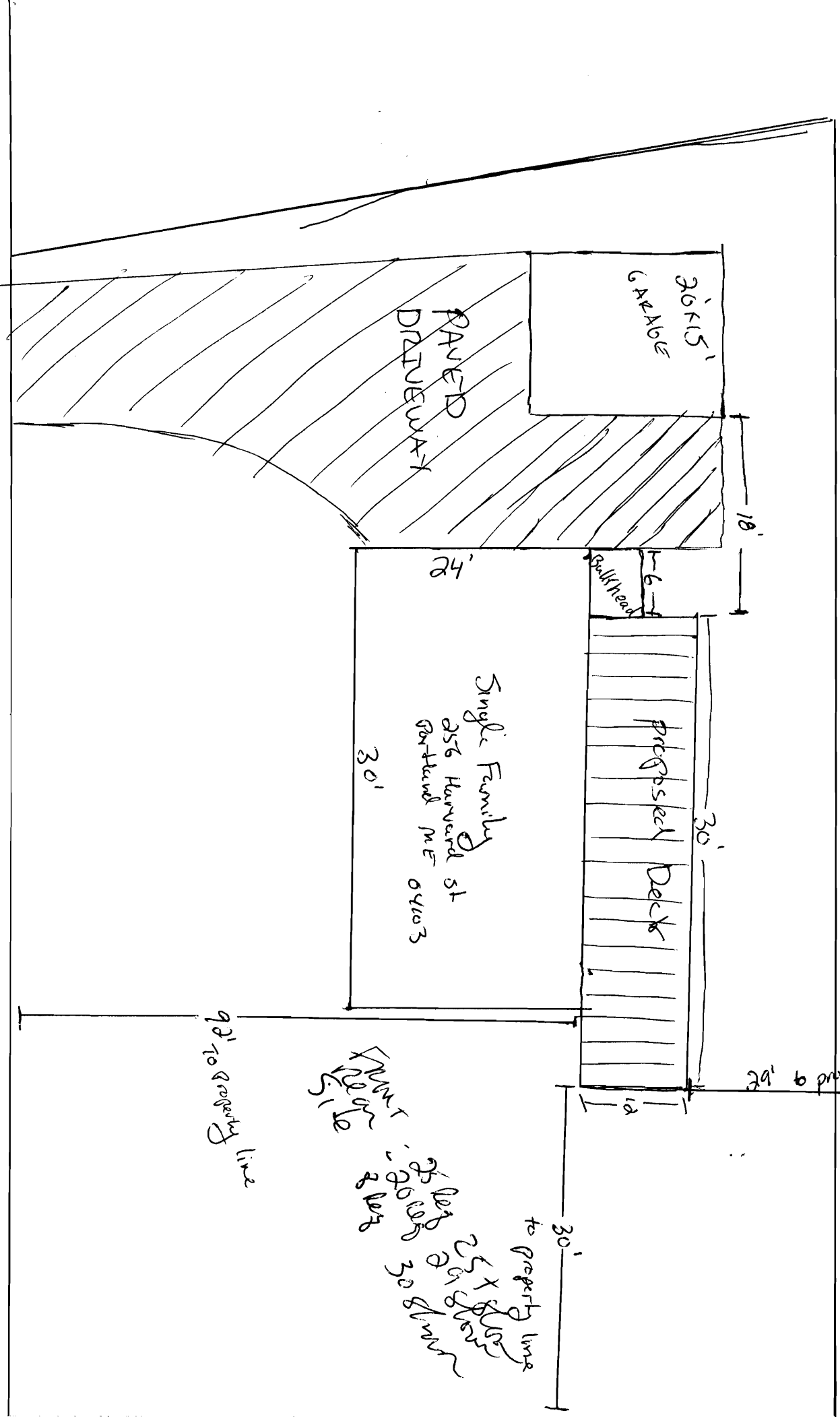
<b>Location of Construction:</b> 256 HARVARD ST	<b>Owner Name:</b> WASHBURN RACHEL L	<b>Owner Address:</b> 256 HARVARD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Nathan Ashworth	<b>Contractor Address:</b> 256 Harvard Portland	<b>Phone</b> (207) 239-9636
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - build a 12' x 30' deck off rear of house	<b>Proposed Project Description:</b> build a 12' x 30' deck off rear of house
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 05/18/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 05/18/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

#2

256 Harvard St. Port



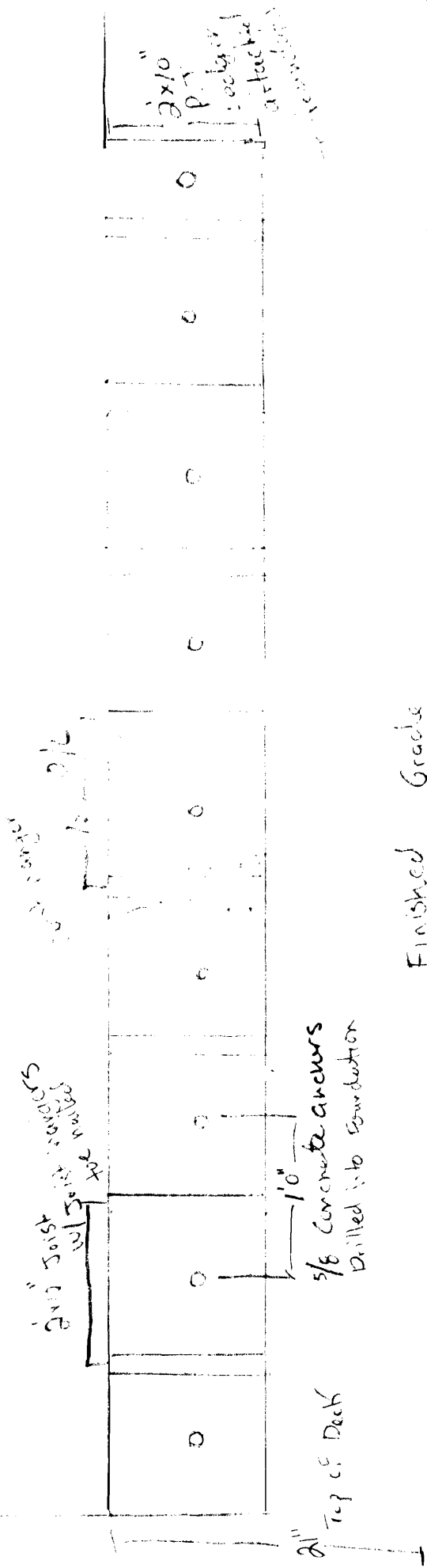
not to scale  
256 HARVARD ST PORTLAND ME 04103

#3  
b  
c  
f

1 1/2" x 2 1/2"

Concrete  
Foundation

Front view of Ledger



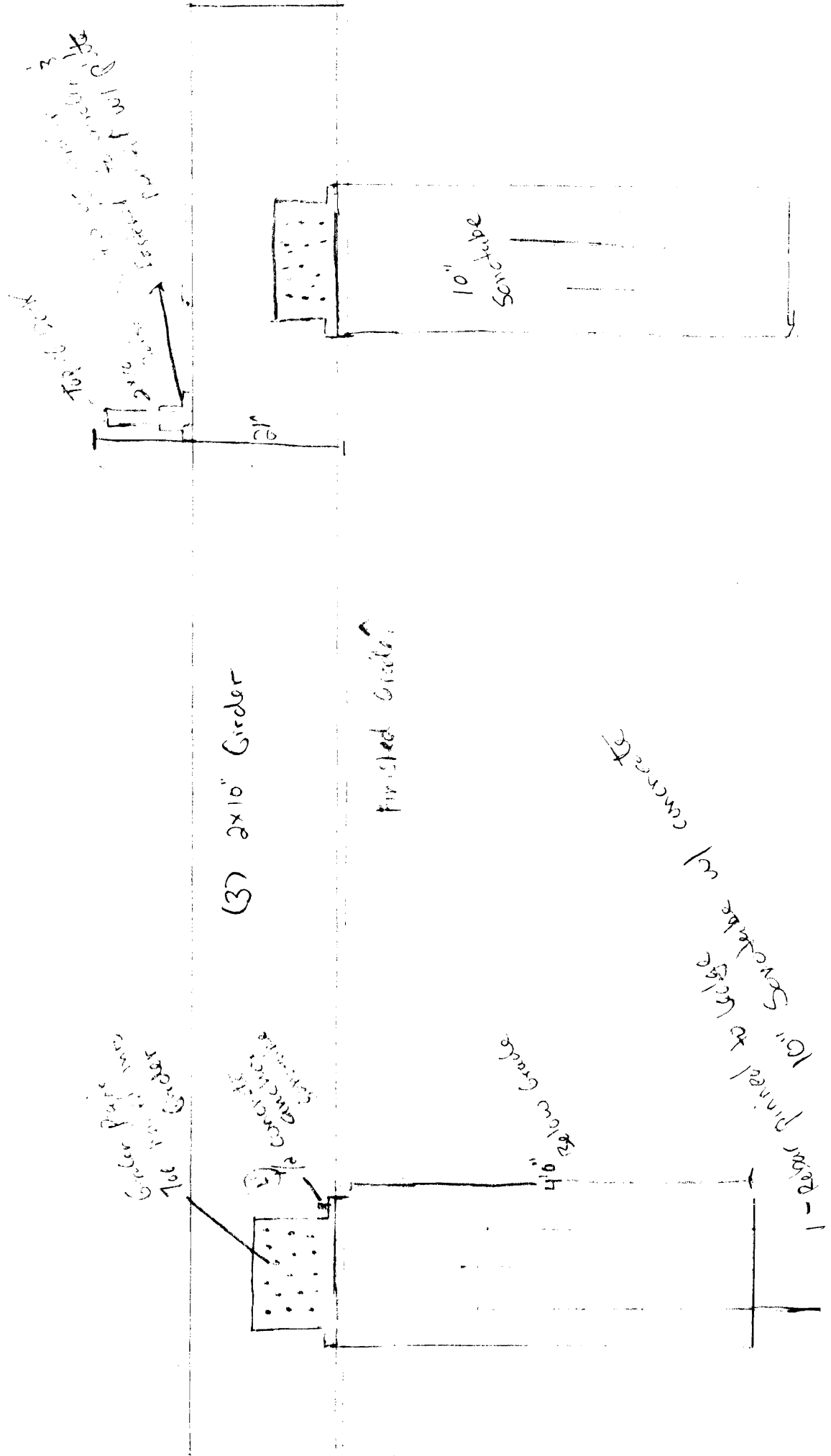
Finished Grade

Front view of Ledger  
attached to concrete Foundation

# 2 b d

- not to scale

Front view of triple 2x10" P.T Girder  
fastened to 10" scordtube

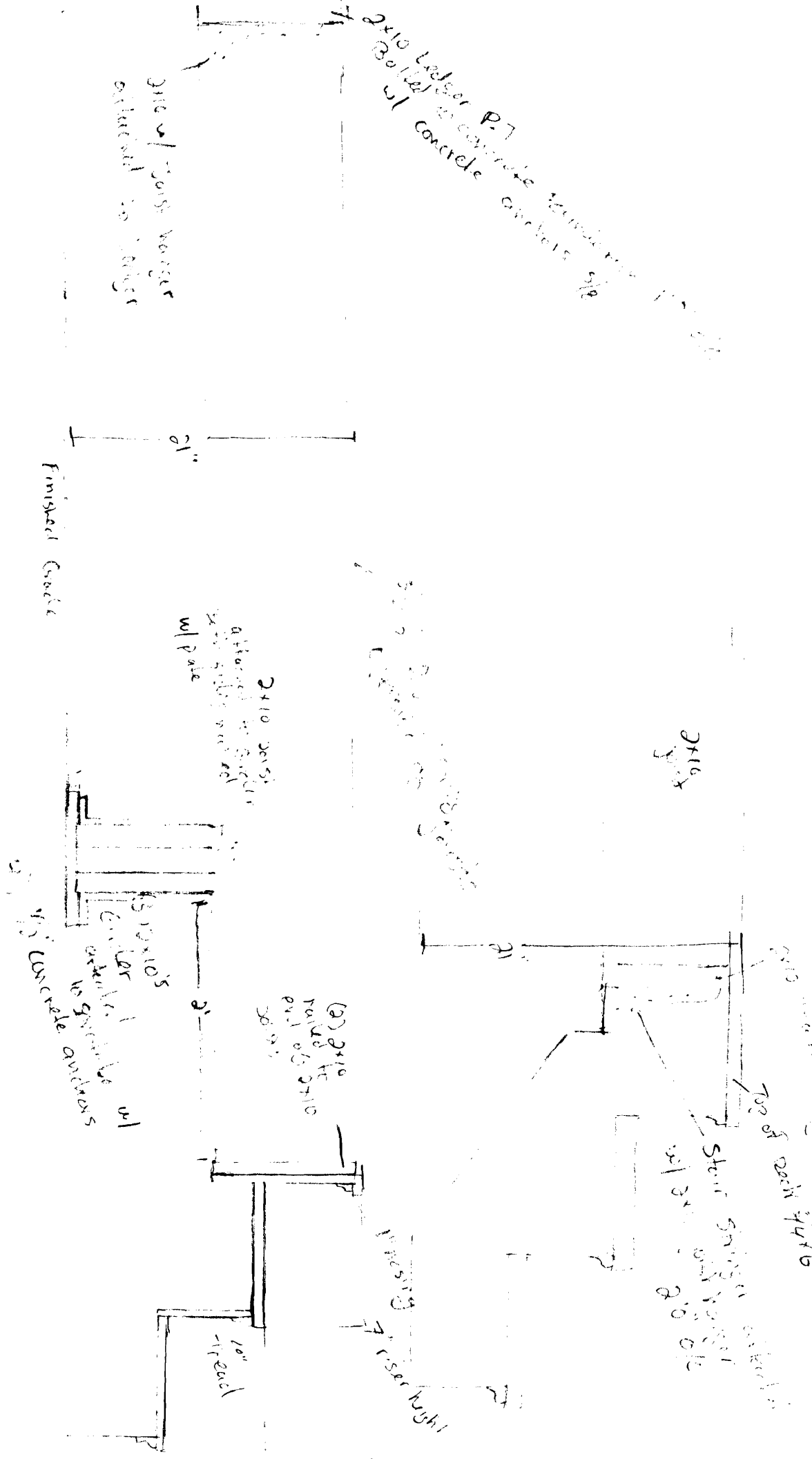




#5 a, b, c, d.

- not to scale

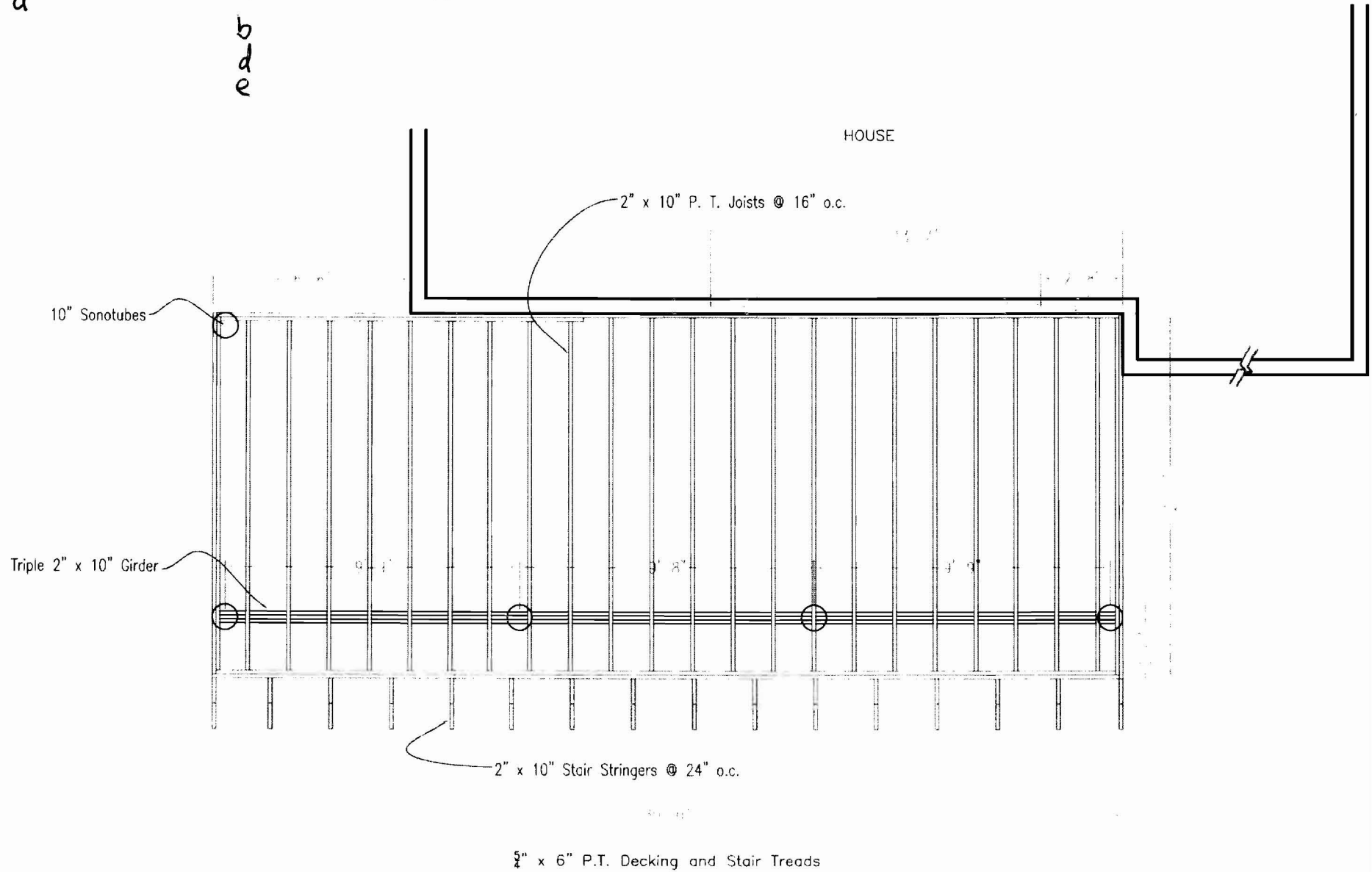
Side view of Dist. Ledger Girder and Steel Joist



#2 a  
d

#3 a  
b  
d  
e

#5 d ← Shown on this plan



New Proposed Deck for Rachel Washburn, Portland, Maine  
Deck Framing Plan: Scale:  $\frac{1}{4}" = 1' 0"$ : Date: 5/12/09