

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SALLY M LEEMAN

Located At 15 DUDLEY ST

Job ID: 2012-08-4869-ALTR

CBL: 159-B-014-001

has permission to install a 8' x 12' detached shed

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

N/A

Fire Prevention Officer

Mary Schmuckel 9/7/12
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.**

***** Please call for a setback inspection prior to the placement of the shed *****

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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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4869-ALTR

Located At: 15 DUDLEY ST

CBL: 159- B-014-001

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Section R105.2 of the International Residential Code states that structures 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.
5. Based upon a phone conversation on 9/7/2012 with the owner, the front setback for the shed will be a minimum of 25' from the front of the shed to the front property line.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4869-ALTR	Date Applied: 8/31/2012	CBL: 159- B-014-001	
Location of Construction: 15 DUDLEY ST	Owner Name: SALLY M LEEMAN	Owner Address: 15 DUDLEY ST PORTLAND, ME 04103	Phone: 879-0463
Business Name:	Contractor Name: Shed Happens	Contractor Address: Warren Ave	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SHED	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to install a 8' x 12' detached shed	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <i>W/A</i> Signature: <i>[Signature]</i>
Proposed Project Description: 8' x 10' shed		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with condit</i> <i>[Signature]</i> 9/7/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>[Signature]</i></p> <p>Date: <i>[Signature]</i></p>
	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

20 12 08 4869 66

R3



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>15 DUDLEY ST. PORTLAND, ME. 04103</u>		
Total Square Footage of Proposed Structure/Area <u>8' x 12'</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>159 3 014</u>	Applicant: (must be owner, lessee or buyer) Name <u>SALLY MADISON KEESMAN</u> Address <u>15 DUDLEY ST.</u> City, State & Zip <u>PORTLAND, ME. 04103</u>	Telephone: <u>879-0463</u>
Lessee/DBA RECEIVED AUG 31 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ <u>30.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
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: <u>STORAGE SHED</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>8' x 12'</u>		
Contractor's name: <u>Shed Happens</u> Email: _____ Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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.

and 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.

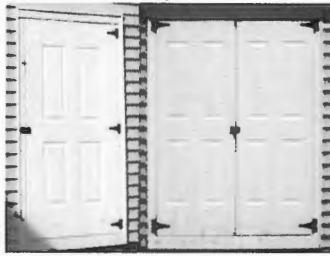
Signature: Sally Madison Keesman Date: 8/31/12

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

Standard Wooden Door Choices



Standard Vinyl Door Choices



Door Upgrade Options



Shingle Color Choices

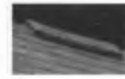


Included on wooden sheds



8' x 8' aluminum vent

Included on vinyl sheds



Ridge Vent

Roof extra



cupola

Structurally the best shed available

Sheds are built on P.T. 4" x 4" skids-over 16' long hemlock 4x4
 6' and 8' wide sheds have 2x4 floor joists 16" OC
 10' and wider sheds have 2x6 floor joists 16" OC
 3/4" CDX Floor sheathing
 Walls and roof framing 2x4, 16" OC
 Industry first metal wall bracing on pine sheds
 7/16" OSB roof sheathing
 Drip edge on rakes and eaves,
 25 yr asphalt shingles
 (2) 8"x8" Aluminum Gable vents
 Sheds 8 x 10 and smaller 1 window, larger with 2 windows
 Standard shed 1 door (30" single, or 4' or 5' double barn)
 Collar ties on all gambrels and regulars 10' and wider.

Notes

There is a charge to build your shed on site (this charge may vary) Its better if you can put the shed someplace you can move it if you ever need to.
 The average cost to move one of our sheds is \$450.00 to move a shed built by our competition (our competitors do not offer the service of moving their sheds(\$550.00.)
 Moving rocks, trash or other item to have a clean safe work area will be charged a minimum fee of \$25.00 .
 All structures are ordered to your specifications so we shall charge 20% restocking fee on any cancelled orders after construction has begun.
 1/2 payment is due upon ordering your shed, the remaining balance is due upon delivery.
 Failed or missed delivery appointments shall be charged \$ 150.00.
 Materials are subject to change without notice at manufacturers discretion.

Site Preparations

The majority of sheds that we install are on top of existing conditions. We are the only full service shed dealer in Maine, we will deliver gravel, crushed stone and other fill and will perform site work with our Takeuchi TB145. Rates and availability vary with season and weather conditions. We install and finish 6" floating concrete slabs for sheds and garages to be placed on. If the grade where your shed is to set is more than 8" from high corner to low corner, it is recommended that fill be brought in, leveled and compacted. Gravel and stone pads should extend at least 12" beyond all sides of building (8'x12' shed, should have a pad at least 10' x 14') The more the drop in grade the larger the pad should be and extend beyond the edge of the building. Old structures can be moved or removed from you property but must be done prior to your , new shed being delivered , please see sales person for more details.

Delivery

Free delivery within 30 miles, we will deliver anywhere! (each additional mile over 30 will be \$3.00 per mile)
 (8) cement blocks included in price (each end and 2 time in the middle up to 16' long ,2 times in them middle on 20' and larger)
 Delivery is considered to be driveway only (as long as property owner assumes full non-binding responsibility, (we will place shed where you want within our abilities and reason).
 Property owner is fully responsible for all permits to be obtained by their respective town (and are urged to do so) Also property owner is responsible to ensure all set backs from property lines are conformed to.
 Site requires a 3' clear perimeter around where shed will be placed, land grade must be less then 12" from highest to lowest points with no protruding stumps or rocks , clear access to site is necessary.
 Delivery schedule is Monday through Friday, any sheds requiring a Saturday or Sunday delivery will be charged an additional \$150.00.

Limited Warranty

Shed Happens, Inc. Warrants your building to the original owner as long as it remains in its original location against defects in workmanship and materials for 10 years , under normal residential use only. Shed Happens, Inc., makes no warranty expressed or implied with respect to customer's designs and specifications , except that products will be free from defects in workmanship and materials as indicated previously. No warranties are made, expressed or implied, with respect to doors and windows which are used in the construction of our buildings.

Screen houses

We offer High Quality Screen Houses with removable metal screens. Available in all sizes. Prices are same as gambrel shed prices

Customization of all storage buildings is available

Supplied with rough drawings, specifications on dimensions and materials desired, Shed Happens, Inc. will return an estimate usually within 48 hours. Most shed companies will not do custom work and (based on our purchasing power and manufacturing facility) reputable contractors can not match our prices.



DUDLEY ST.

will be min of
25' per owner
on 2/7/12

PROPERTY LINE



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Receipts Details:

Tender Information: Cash
Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/31/2012
Receipt Number: 47783

Receipt Details:

Referance ID:	7882	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4869-ALTR - 8' x 10' shed			
Additional Comments: 15 Dudley St., Sally Madison Leeman			

Thank You for your Payment!