

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that LORRAINE & BRUCE CANTERBURY Located At 138 MURRAY ST

Job ID: 2012-06-4198-ALTR

CBL: 162- E-002-001

has permission to build a 12 by 24 foot deck (Single Family Residence).

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

06/25/2012

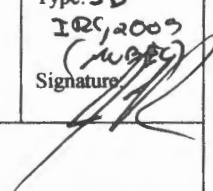
**Fire Prevention Officer**

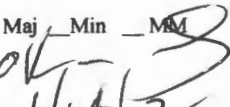

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4198-ALTR	Date Applied: 6/11/2012	CBL: 162- E-002-001	
Location of Construction: 138 MURRAY ST	Owner Name: LORRAINE & BRUCE CANTERBURY	Owner Address: 138 MURRAY ST PORTLAND, ME 04103	Phone: 233-3602
Business Name:	Contractor Name: Inner Works Construction Services	Contractor Address: 104 Murray Street, Portland, ME 04103	Phone: 232-3159
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-3
Past Use: Single family dwelling	Proposed Use: Same: Single Family dwelling - to erect a 12' x 24' deck on rear	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: 3B 100,2003 (WGP) Signature: 
Proposed Project Description: 12' x 24' deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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>	<b>Special Zone or Reviews</b> <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:  6/14/12	<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 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: 
	<b>CERTIFICATION</b>		

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 appication 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 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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: 2012-06-4198-ALTR

Located At: 138 MURRAY ST

CBL: 162- E-002-001

## **Conditions of Approval:**

### **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. 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.
3. 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.
4. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
5. 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.
6. Note: Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only.

6-25-12 GF Footing Depth & Setback - OK



# General Building Permit Application

2012 06 4198

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.

R-3

Location/Address of Construction: <u>138 Murray St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>247212 sq</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>162</u> Block# <u>E</u> Lot# <u>002</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Bruce Canterbury</u> Address <u>138 Murray St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-233-3602</u> <u>Please call when ready</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>JUN 11 2012</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,214.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>100.00</u>
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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>12' x 24' deck</u>		
Contractor's name: <u>Inner Works Construction Services</u> Address: <u>104 Murray St.</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207-232-3159</u> Who should we contact when the permit is ready: <u>owner</u> Telephone: <u>207-233-3602</u> Mailing address: <u>138 Murray St. Portland, ME 04103</u> <u>Please call when ready</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: Bruce Canterbury Date: 6/11/12

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

Deck Plan for Bruce Canterbury  
 138 Murray St.  
 Portland, ME

Drawn by: Anne Cummings  
 6/8/12

36" high rail  
 to code

band joist flashed with  
 aluminum or silicone  
 'Ice & Water'

5/4 x 6" Premium PTSP

2" PTSP 16" o.c.

2x10 PTSP

Simpson 4x4 post base w/ 7" bolt

10"  $\phi$  sonotube

7" o.c.

CONSTRUCTION DETAIL  
 1/2" = 12"

GRADE

1/2" rise Stair to side

10" sonotube, excavated to 48" below grade, typical of 4

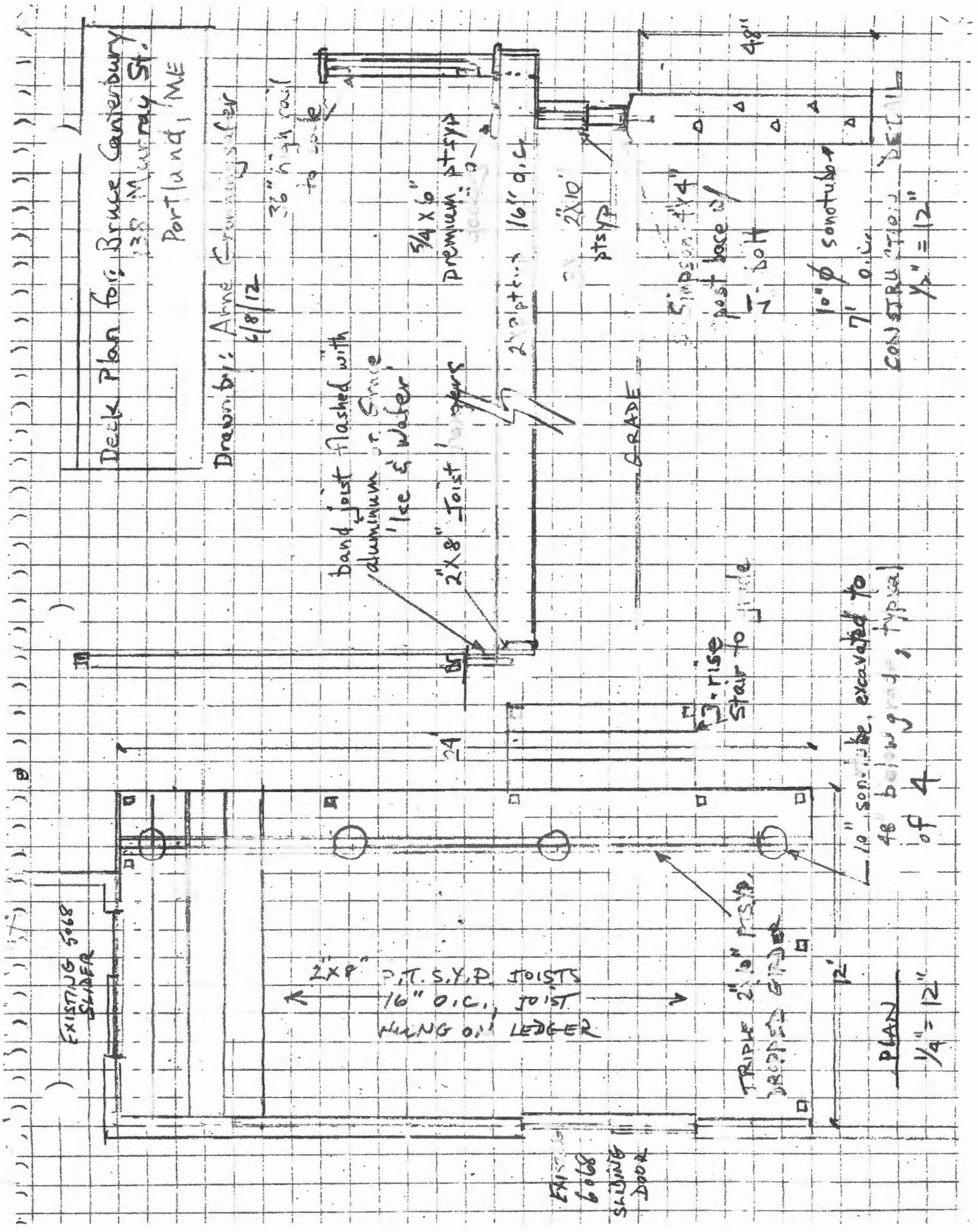
EXISTING STEPS SLIDER

2"x4" D.T. S.Y.P. JOISTS  
 16" O.C. JOIST HANG ON LEDGER

TRIPLE 2"x10" P.S.P. DROPPED GIRDER

PLAN  
 1/4" = 12"

EXISTING ANCHORS DOOR



**Inner Works**  
Construction Services

**Proposal**

**Job name:** Bruce Canterbury  
**Job address:** 138 Murray Street  
Portland, Maine  
**Date:** 9-Jun-12  
**Architect:**  
**Date of drawings:**

Dear Bruce,

The costs for building a pressure-treated deck with rail, sized 12' out from the house by 24' along the house, with no privacy screen, are shown below. This will serve as our agreement. Changes from the original proposal are shown in red.

Best regards,  
Arne Gronningsater jr.

**Pressure-treated decking  
and rail**

All framing is pressure-treated, supported on 10" diameter sonotubes dug to 48" below grade. Decking and rail are premium pressure-treated, decking fastened with ceramic screws. Rail is standard design. One stair 48" wide, with rails. ~~Composite privacy screen (8' long x 6' high) at one end.~~

<b>Cost</b>	<b>\$7,214</b>
For a second stair add	<b>\$350</b>

<b>Replace sliding door</b> (new door is Andersen, clad exterior, wood interior) (includes disposal)	not in contract
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<b>Cost</b>	<b>\$3,070</b>
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<b>Replace bow window</b> (new window is Andersen bow window, clad exterior, wood interior) (includes disposal)	not in contract
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<b>Cost</b>	<b>\$3,070-</b>
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**Schedule of payments:** Payment to cover material costs prior to start of work. Subsequent payments will be on a bi-weekly basis. The value of completed work is calculated in accordance with the attached schedule of values, which is a

Inner Works Construction Services  
104 Murray Street  
Portland, ME 04103

phone: 207.232.3159  
fax: 207.899.0839  
email: arne@iwconstructionservices.net



THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Douglas Title Co.  
Banknorth, N.A. and its Title Insurer

138 Murray Street  
Portland, Maine

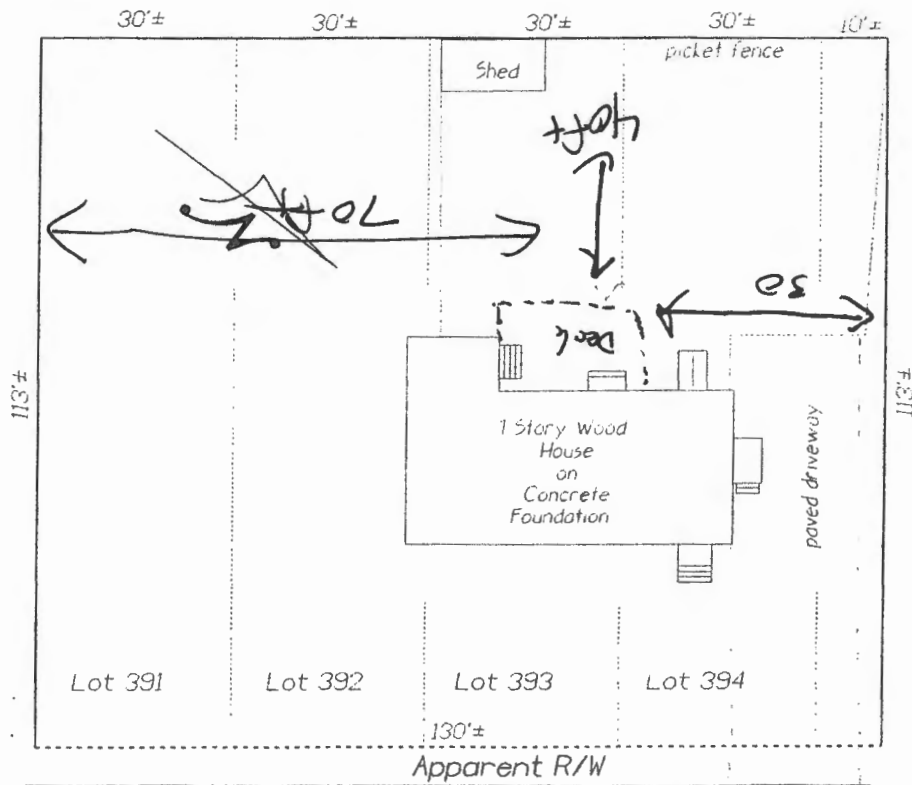
Job Number: 364-13  
Inspection Date: 01-15-03  
Scale: 1" = 30'

The monumentation is not in harmony with current deed description.  
The building setbacks are not in conformity with town zoning requirements. "Grandfathered"  
The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.  
The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0007 B.

OWNER: Bruce R. &  
Lorraine La Forgia  
Canterbury

R-3

Front: N/A  
REAR: 25' min - 40' max  
Side: 8' min - 30' 70' max



Ocean Avenue

Murray Street  
(bituminous)

Utility Pole

Utility Pole

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

*Handwritten signature/initials*

**Bruce R. Bowman**  
INCORPORATED  
199 John Small Road  
Chebeague Island, Maine 04017  
Phone: (207) 846-1663  
Fax: (207) 846-1664



PLAN BOOK 15 PAGE 41 LOT 391-394+  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *ABM*

part of the contract. Review of work will take place within two business days after payment requisition. Payment will be within five business days after review.

**Dispute resolution:**

In the event of a dispute among the contracting parties a qualified mediator will be hired to bring a resolution. Each party will bear the costs as the resolution determines.

**Completion date:**

The estimated duration of the work is 20 calendar days, barring delays beyond the contractor's control.

Contractor's signature:

Arne Gronmo Date: 6/9/12

Owners' signatures indicating acceptance:

Mr. & Mrs. [Signature] Date: 6/9/12

\_\_\_\_\_ Date: \_\_\_\_\_

**Right of Rescission**

The buyer has three business days after signing the contract to rescind the contract by giving written notice to the contractor. In this event any payments previously made will be returned to the owner and the premises will be left in its original condition.

Inner Works Construction Services  
104 Murray Street  
Portland, ME 04103

phone: 207.232.3159  
fax: 207.899.0839  
email: arne@iwconstructionservices.net



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Bruce & Lorraine Canterbury, Check Number: 2854

**Tender Amount:** 100.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 6/11/2012

**Receipt Number:** 44799

## Receipt Details:

Referance ID:	6840	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-06-4198-ALTR - 12' x 24' deck			
Additional Comments: Bruce Canterbury			

Thank You for your Payment!