

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JAMES B HADDOW

Located At 59 E KIDDER ST

Job ID: 2012-07-4567-ALTR

CBL: 168- E-004-001

has permission to Replace rear stoop, enlarge Stoop/deck 100 sq ft  
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

**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**

## 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.**

### Required Inspections:

Footings/Setbacks prior to pouring concrete

Framing Inspection

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

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4567-ALTR

Located At: 59 E KIDDER ST

CBL: 168- E-004-001


## **Conditions of Approval:**

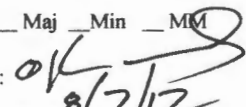

### **Building**

Guards must be 36 inches in height with openings less than 4 inches. Graspable rails must be installed one side of the stair guard at 34" to 38".

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

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

|   |   |  |  |
|---|---|--|--|
| Job No:<br>2012-07-4567-ALTR  | Date Applied:<br>7/27/2012  | CBL:<br>168- E-004-001   |  |
| Location of Construction:<br>59 E KIDDER ST                                       | Owner Name:<br>BARBARA M SIMON  | Owner Address:<br>DEAKE STREET, SOUTH POORTLAND  | Phone:<br>570-228-8944   |
| Business Name:  | Contractor Name:<br>Inner Works Construction<br>Services – Arne<br>Gronningsater  | Contractor Address:<br>104 MURRAY STREET, PORTLAND, ME 04103   | Phone:<br>(207) 232-3159   |
| Lessee/Buyer's Name:  | Phone:  | Permit Type:<br>BLDG ADD   | Zone:<br>R-5   |
| Past Use:<br>Single Family Dwelling   | Proposed Use:<br>Same: Single Family Dwelling<br>– to remove rear stoop & stair<br>and replace with 10' 10' deck<br>with 4' x 6' stairs | Cost of Work:<br>\$3,000.00  | CEO District:  |
|   |   | Fire Dept:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A | Inspection:<br>Use Group: R-3<br>Type: SB<br>Signature:  |
| Proposed Project Description:<br>Replace rear stoop, enlarge Stoop/deck 100 sq ft |   | Pedestrian Activities District (P.A.D.)  |  |
| Permit Taken By: Lannie   |   | <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> | <p><b>Special Zone or Reviews</b></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>___ Maj ___ Min ___ MM</p> <p>Date: <br/>8/7/12</p> | <p><b>Zoning Appeal</b></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: _____</p> | <p><b>Historic Preservation</b></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</p> <p>Date: </p> |
|   | <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 |

2012-01-4561



# General Building Permit Application

RS

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>59 E. Kidder, Portland, ME</u>  |  |  |
| Total Square Footage of Proposed Structure/Area<br><u>150</u>  | Square Footage of Lot<br><u>4750</u>   | Number of Stories<br><u>2</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>168</u> <u>4750</u> <u>4</u><br><u>E</u>   | Applicant: (must be owner, lessee or buyer)<br>Name <u>Barbara Simon</u><br>Address <u>Deake St.</u><br>City, State & Zip <u>S. Portland</u> | Telephone:<br><u>510.225.8944</u>  |
| Lessee/DBA<br><br><b>RECEIVED</b><br><b>JUL 27 2012</b><br>Dept. of Building Inspections<br>City of Portland Maine   | Owner: (if different from applicant)<br>Name<br>Address<br>City, State & Zip   | Cost of Work: \$ <u>3000</u><br>C of O Fee: \$ _____<br>Historic Review: \$ _____<br>Planning Amin.: \$ <u>50</u><br><br>Total Fee: \$ <u>50</u> |
| Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>same</u> <u>10x10 Deck</u><br>Is property part of a subdivision? <u>no</u> If yes, please name _____ <u>4x6' steps</u><br>Project description: <u>Replace rear stoop &amp; stair. Enlarge rear stoop to</u><br><u>100 s.f. deck</u> |  |  |
| Contractor's name: <u>Inner Works Construction Services</u> Email: <u>arne@iwconstructionservices.net</u><br>Address: <u>104 Murray Street</u><br>City, State & Zip: <u>Portland, ME 04103</u> Telephone: <u>207 232 3159</u><br>Who should we contact when the permit is ready: <u>Arne Gronningsater</u> Telephone: <u>207 232 3159</u><br>Mailing address: <u>same</u>  |  |  |

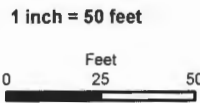
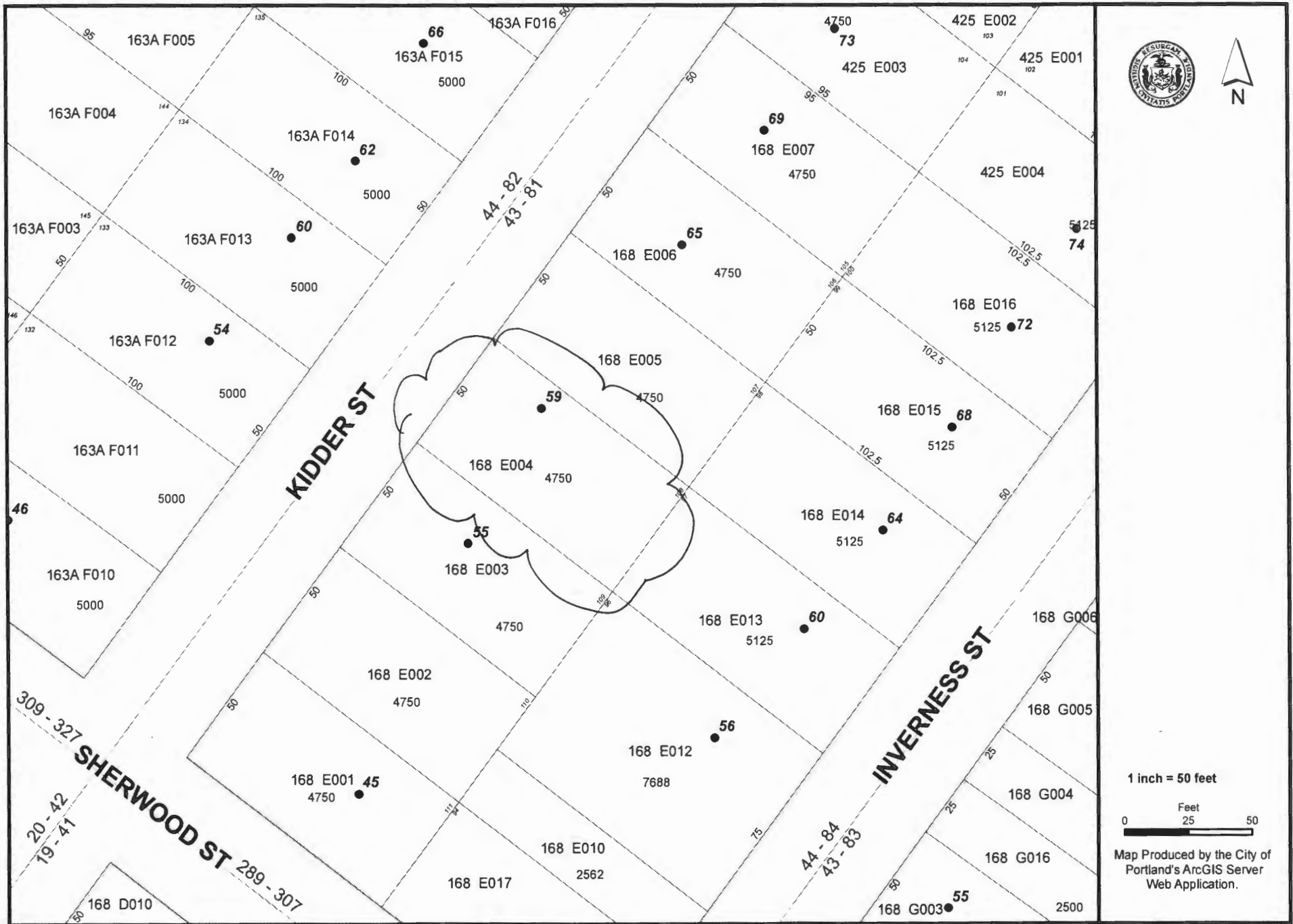
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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.

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: Arne Gronningsater      Date: 7/25/12

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



Map Produced by the City of  
Portland's ArcGIS Server  
Web Application.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

59 East Kidder Street  
Portland, Maine

Job Number: 417-07  
Inspection Date: 06-15-12  
Scale: 1" = 20' *Scanned*

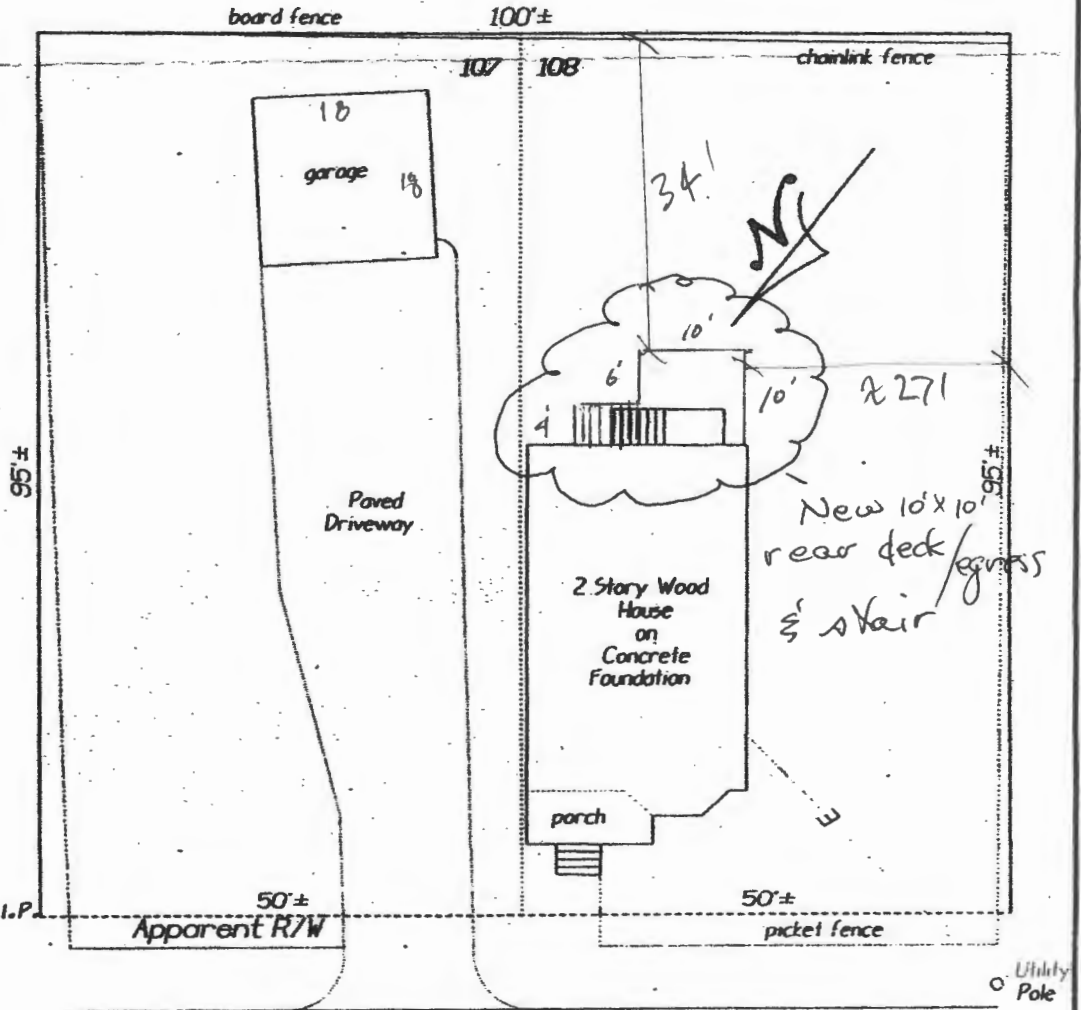
The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

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.

BUYER: Barbara M. Simon  
-SELLER: James B. &  
Michelle Ritchie-Haddow



East Kidder Street  
(bituminous)

Sherwood Street

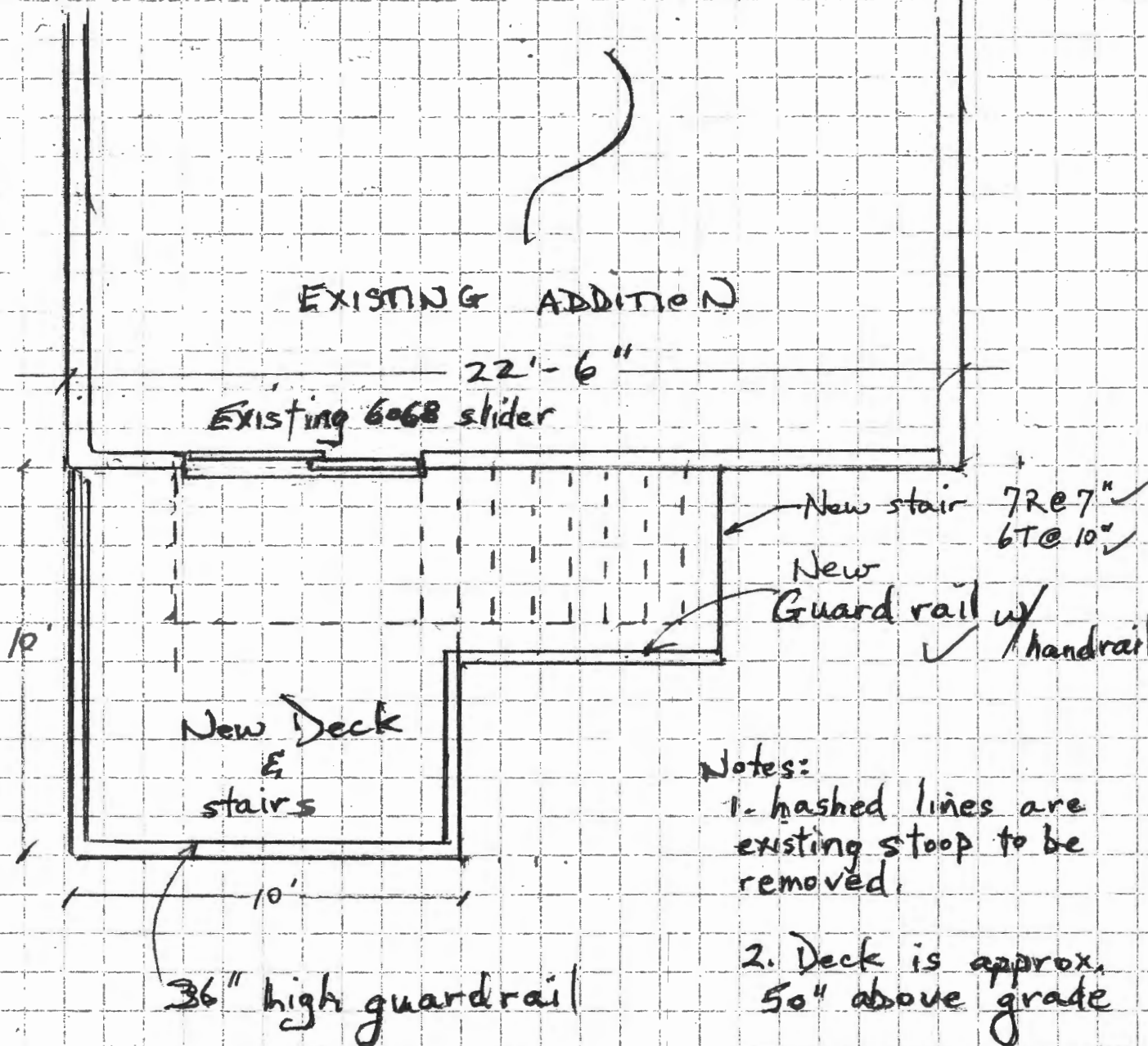
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

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



PLAN BOOK 10 PAGE 9 LOT 107,108  
DEED BOOK 16740 PAGE 213 COUNTY Cumberland

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



- Notes:
1. hashed lines are existing stoop to be removed.
  2. Deck is approx. 50" above grade
  3. 2"X6" joists <sup>ok-</sup> spanning 8'-6" <sup>9'-4" max</sup> cantilevering 1'-6"  
 ✓ 3X 2"X8" carrying beam spanning 7'-6" cantilevering 1'-3" eith. end.  
 ✓ concrete footings to 48" below grade.

$\frac{1}{4}'' = 1'$

Proposed new rear egress stair & deck for:

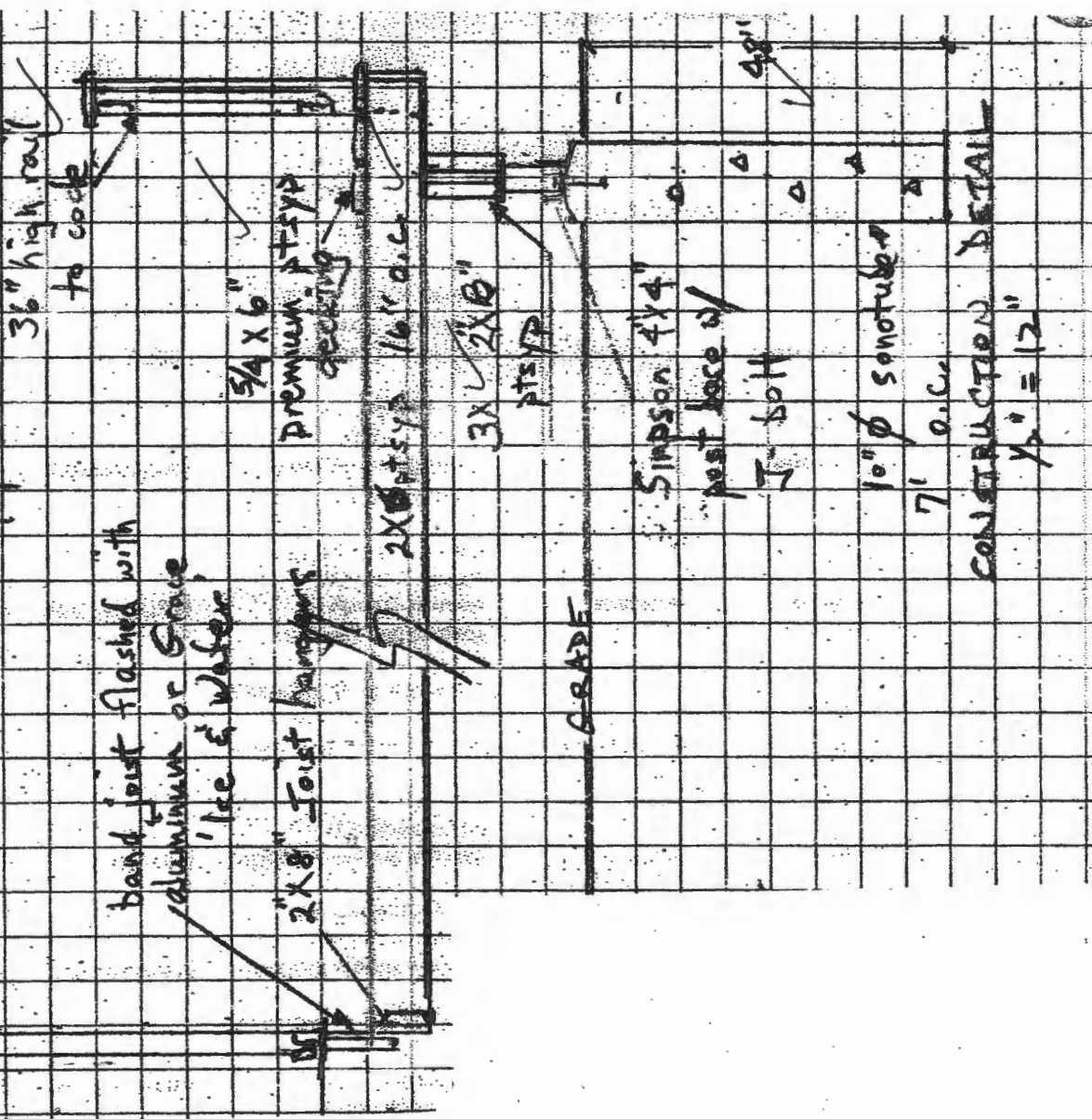
Barbara Simon  
 59 E. Kidder st.  
 Portland, ME

Drawn by: Arne Gronningsater  
 7/24/12



Barbara Simon  
59 E. Kidder St  
Portland, ME.

Drawn by: Arne Gronning sate  
7/24/12



band joint flashed with  
aluminum or Grace  
Ice & Water

2x8 Joist hangers

3/4 x 6  
premium ptyy  
decking

2x8 ptyy 16' o.c.

3x2x8 ptyy

GRADE

Simpson 4x4

post face w/  
J-bolt

10" diameter sonotube

7' o.c.

CONSTRUCTION DETAIL

1/2" = 12"