

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**Please Read  
Application And  
Notes, If Any,  
Attached**PERMIT ISSUED**

Permit Number: 070988

AUG 27 2007

**CITY OF PORTLAND**This is to certify that CHIODO ALLISON C /Home ownerhas permission to Replace existing porches -AT 31 OAKLEY ST

City of Portland 168 0021001

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 altered or closed-in. 24 HOUR 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. Mally* 8/27/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

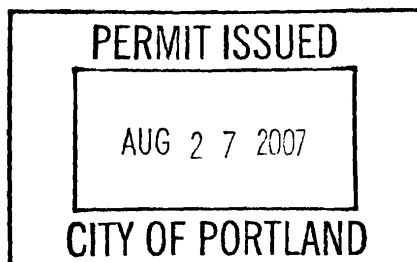
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0988	Issue Date:	CBL: 168 0021001
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Location of Construction: 31 OAKLEY ST	Owner Name: CHIODO ALLISON C	Owner Address: 31 OAKLEY ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace existing porches - (porches no permit on file for porches or 64 sf shed)	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 4
Proposed Project Description: Replace existing porches -		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature: _____ Date: 8/27/07		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 08/14/2007	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		Special Zone or Reviews <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: 8/23/07 <i>AM</i>	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: <i>AM</i>

**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

# 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.

<input checked="" type="checkbox"/> <u>✓</u>	<b>Footing/Building Location Inspection:</b>	Prior to pouring concrete
<u>D/A</u>	<b>Re-Bar Schedule Inspection:</b>	Prior to pouring concrete
<u>D/A</u>	<b>Foundation Inspection:</b>	Prior to placing ANY backfill
<u>D/A</u>	<b>Framing/Rough Plumbing/Electrical:</b>	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> <u>✓</u>	<b>Final/Certificate of Occupancy:</b>	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

D/A **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<u>X</u> <u>Allison Chuval</u>	_____ Date
Signature of Applicant/Designee	
<u>Donna Martin-Holman</u>	<u>8-28-07</u> Date
Signature of Inspections Official	

CBL: 168 0021 Building Permit #: 670988



# 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>31 Oakley Street</u>		
Total Square Footage of Proposed Structure <u>369</u>		Square Footage of Lot <del>1480</del> <u>5000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>168</u> Block# <u>0</u> Lot# <u>21</u>	Owner: <u>Allison Chiado</u>	Telephone: <u>(207) 807-5569</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Allison Chiado</u> <u>31 Oakley St</u> <u>Portland 807-5569</u>	Cost Of Work: \$ <u>3000.00</u> Fee: \$ <u>50</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> 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: <u>porch - front + side Replacing to existing Porches -</u> <u>? no permit for porches in</u> <u>RM</u>		
Contractor's name, address & telephone: <u>None</u>		
Who should we contact when the permit is ready: <u><del>f207</del> Allison Chiado Sam Minervino</u> Mailing address: <u>31 Oakley St.</u> Phone: <u>(207) 807-5569</u> or <u>(207) 776-1015</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Allison Chiado</u>	Date: <u>8-2-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

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

Permit No: 07-0988	Date Applied For: 08/14/2007	CBL: 168 O021001
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Location of Construction: 31 OAKLEY ST	Owner Name: CHIODO ALLISON C	Owner Address: 31 OAKLEY ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Replace existing porches - (no permit for existing porches on file)	Proposed Project Description: Replace existing porches -
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/23/2007
<b>Note:</b> Permit says replacing existing porches. No permit on file to build porches or 64 sf existing shed.			<b>Ok to Issue:</b> <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 a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
3) The 64 sf shed was never permitted. If it is located less than five feet from the side property line, it will have to be moved, so it is a minimum of five feet from the side property line.			
4) Approval is based on setbacks given on plot plan. Due to the proximity of the side setback of the proposed addition, the inspector may be require the property line to be located by a surveyor.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 08/27/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



## Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

### Eligible Projects

Please submit a complete application with the required plans

- ☐ Interior renovations, gut rehabs including structural changes
- ☐ Attached and detached garages
- ☐ Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- ☒ Rebuild of any exterior structure listed above

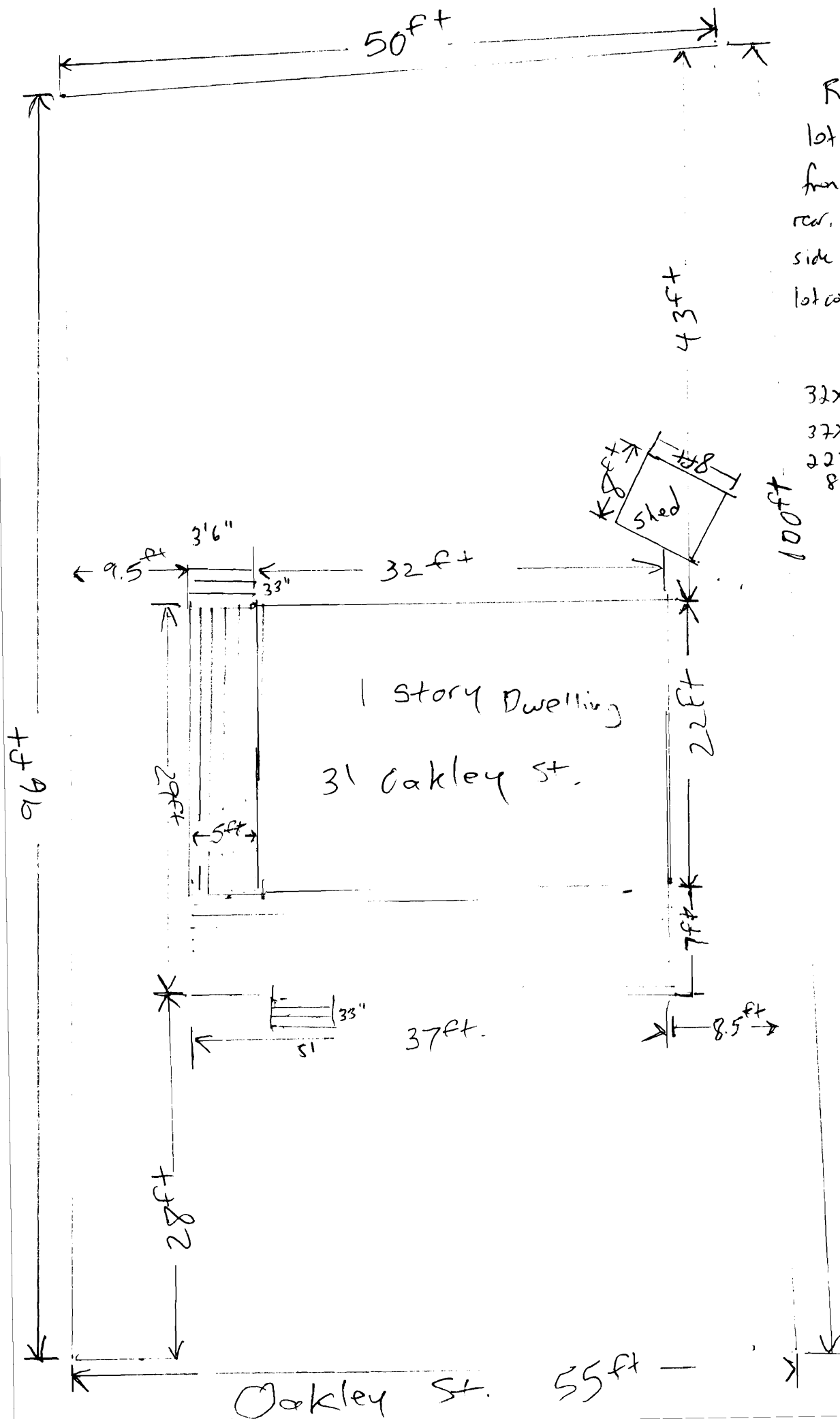
Inspections are still required per City Code of Ordinance.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Alison Choate</i>	Date: <i>8-2-07</i>
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This is not a permit; you may not commence ANY work until the permit is issued.



R5

lot size 5348

front 20' min. - 28' given

rear, 20' min. - 42' given

side - 1 story 8' min. - 9.5'

lot coverage 40% = 2139.2  
ok (1137)

$$32 \times 22 = 704$$

$$37 \times 7 = 259$$

$$22 \times 5 = 110$$

$$8 \times 8 = 64$$

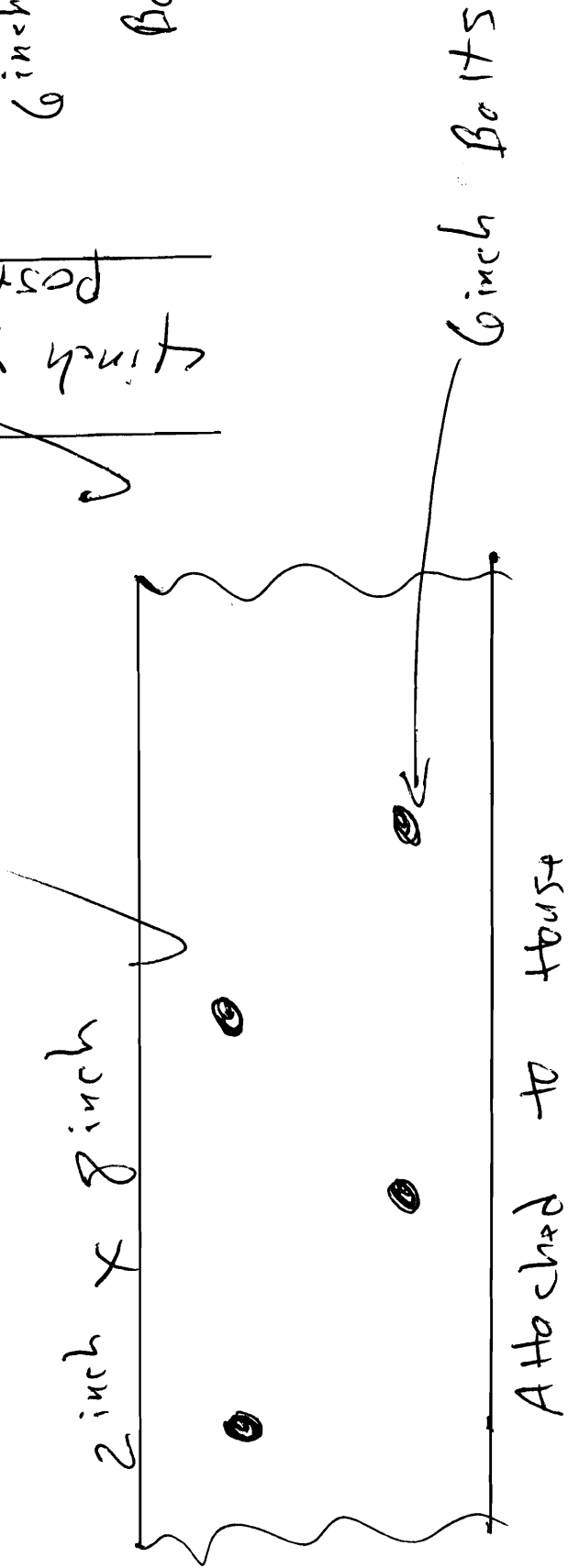
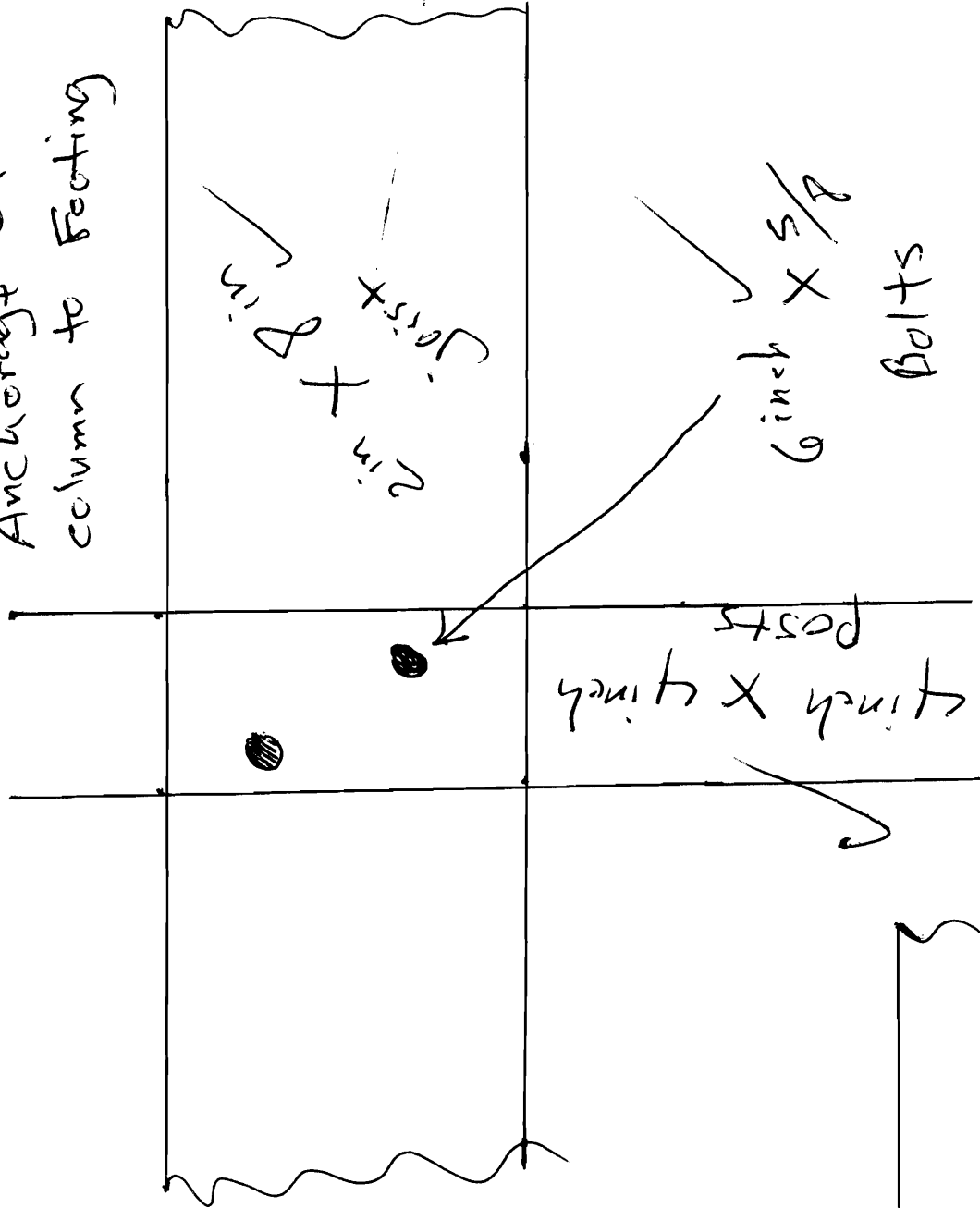
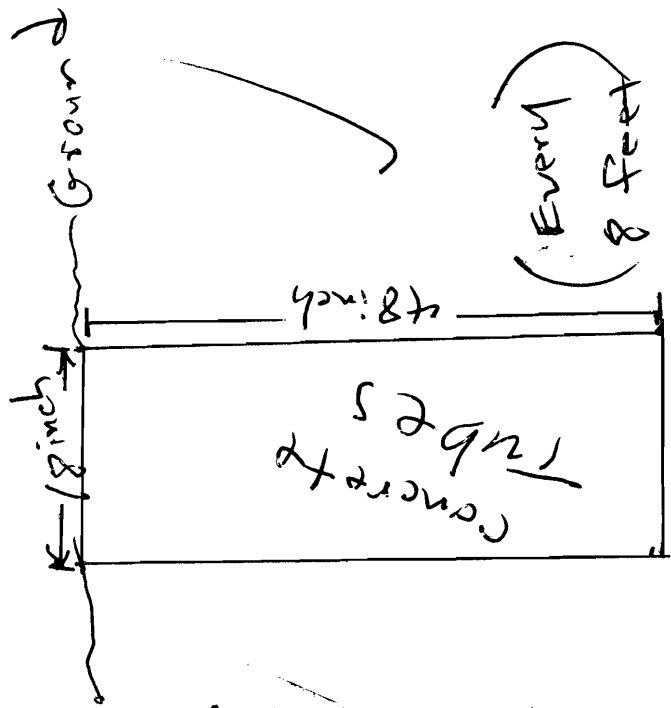
$$\underline{1137}$$

100ft





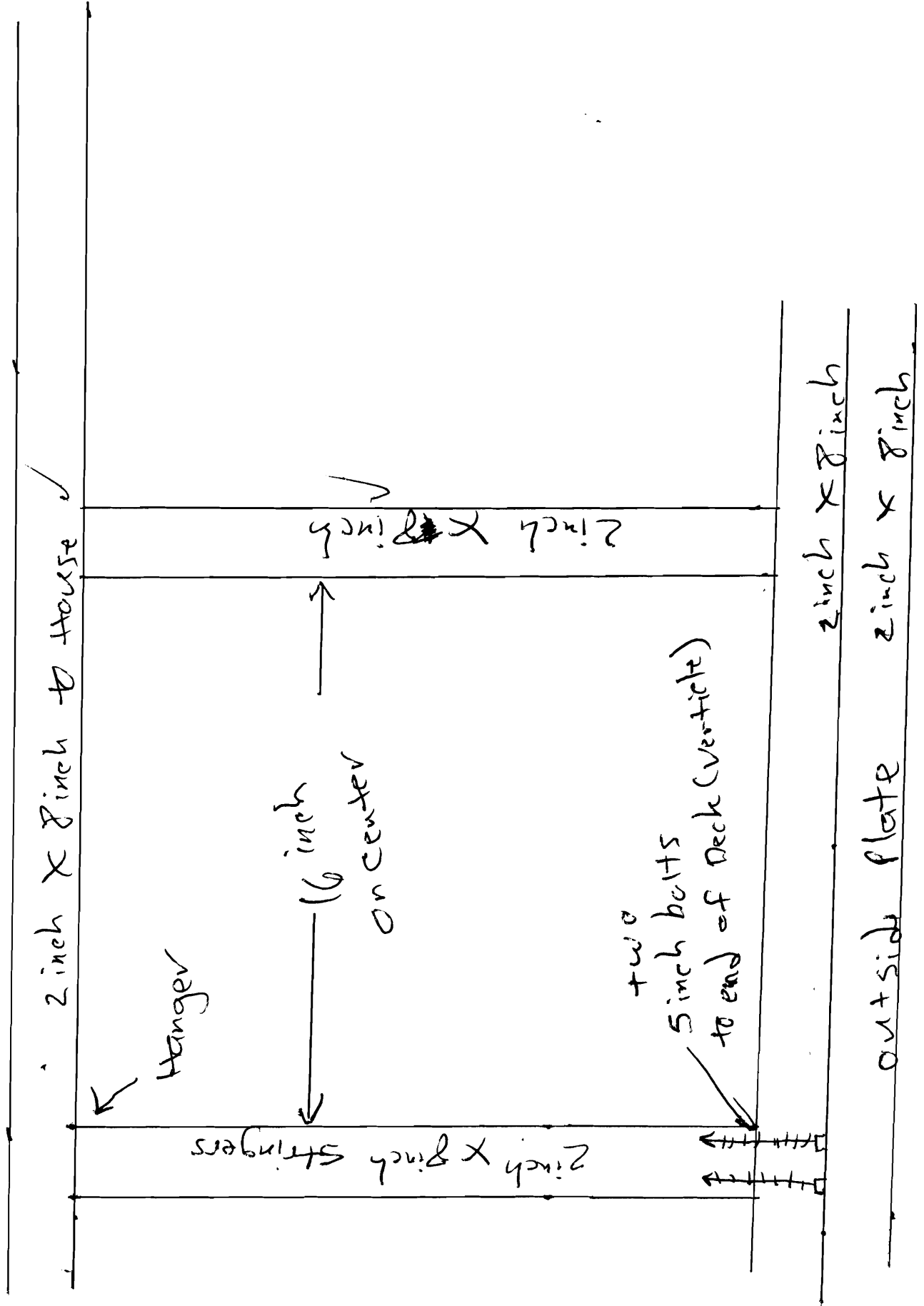
Anchorage of  
column to footing



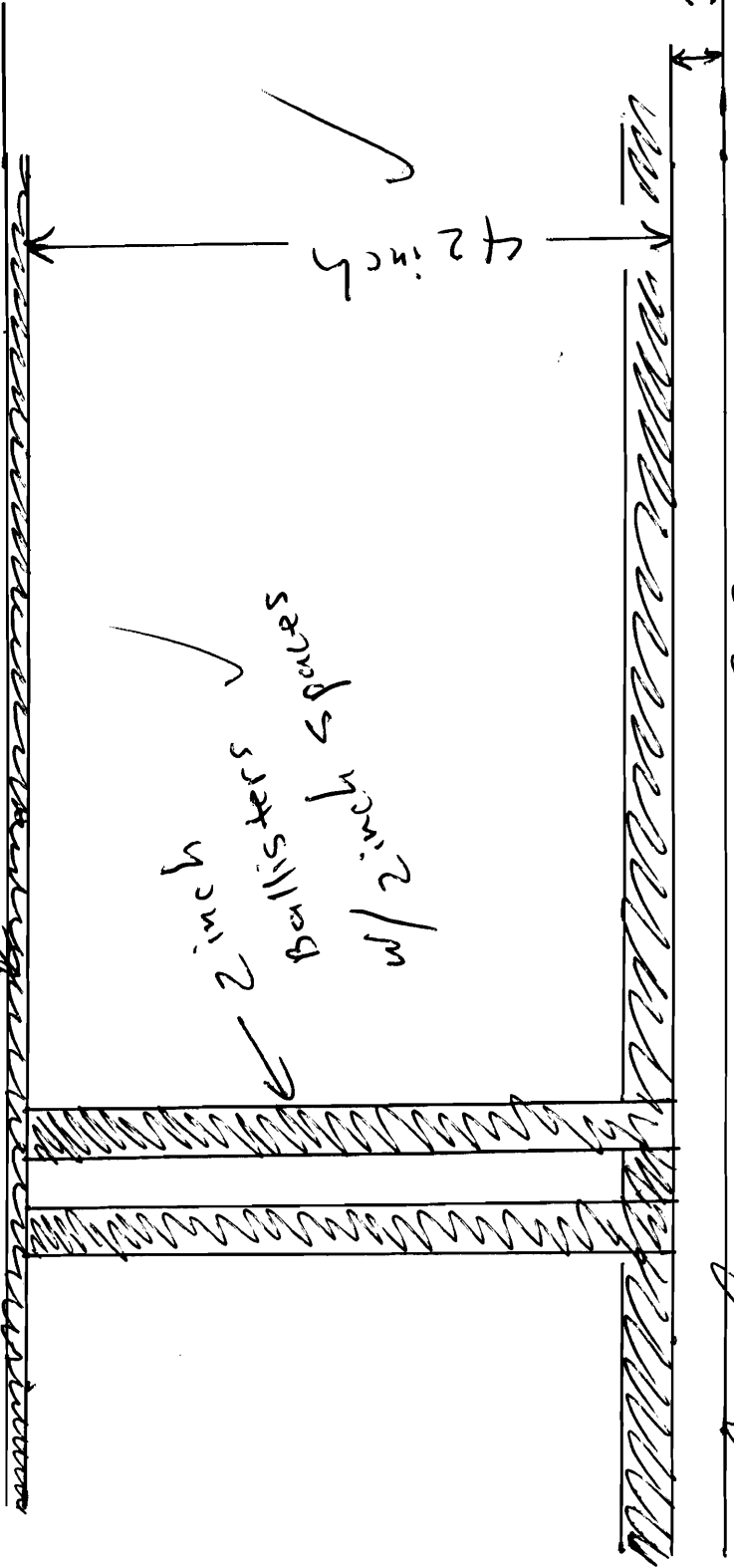
6 inch X 5/8  
Bolts

6 inch Bolts

# Joist Size, Span + Spacing



Handrail x Guardrail

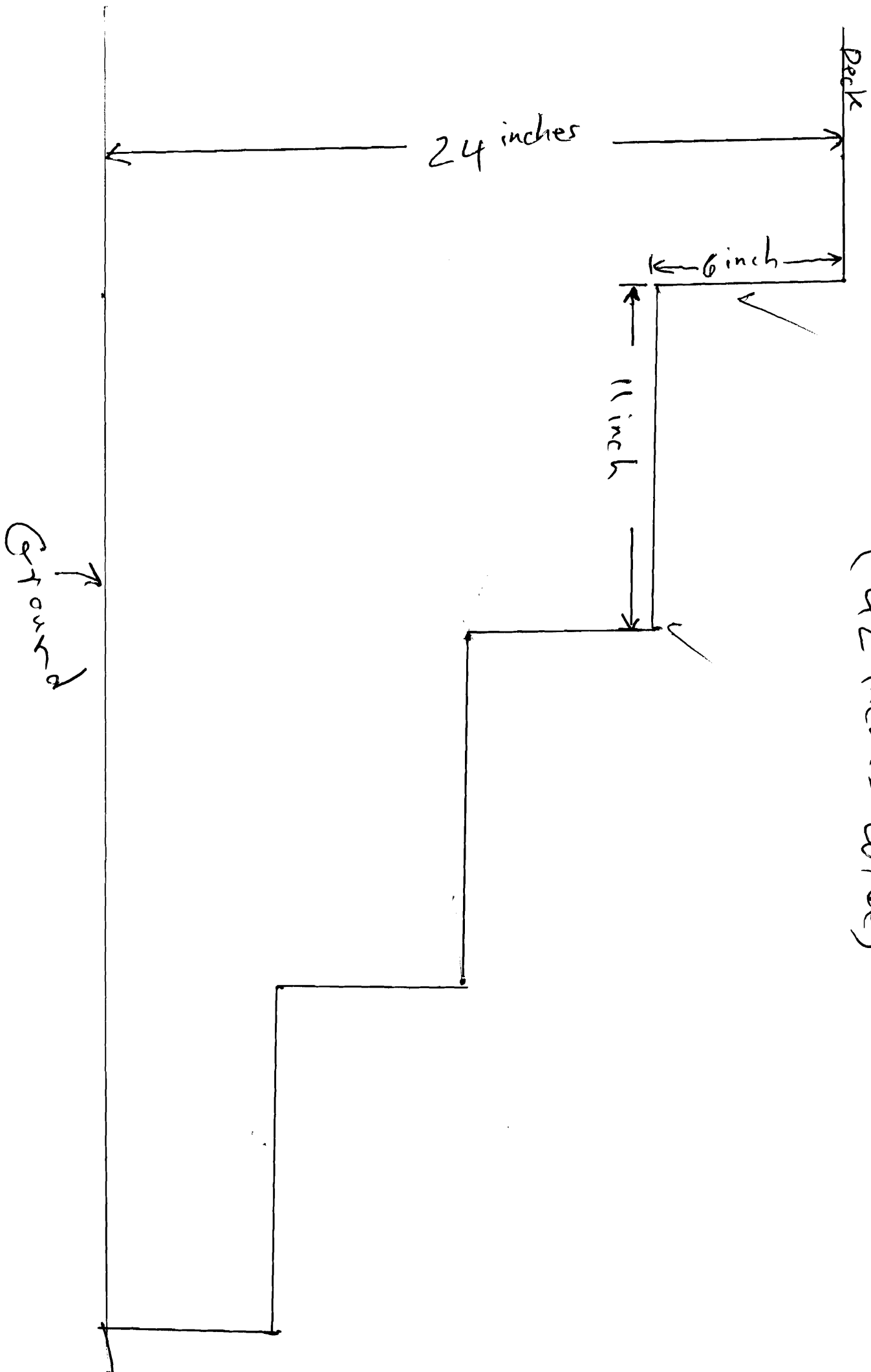


Deck

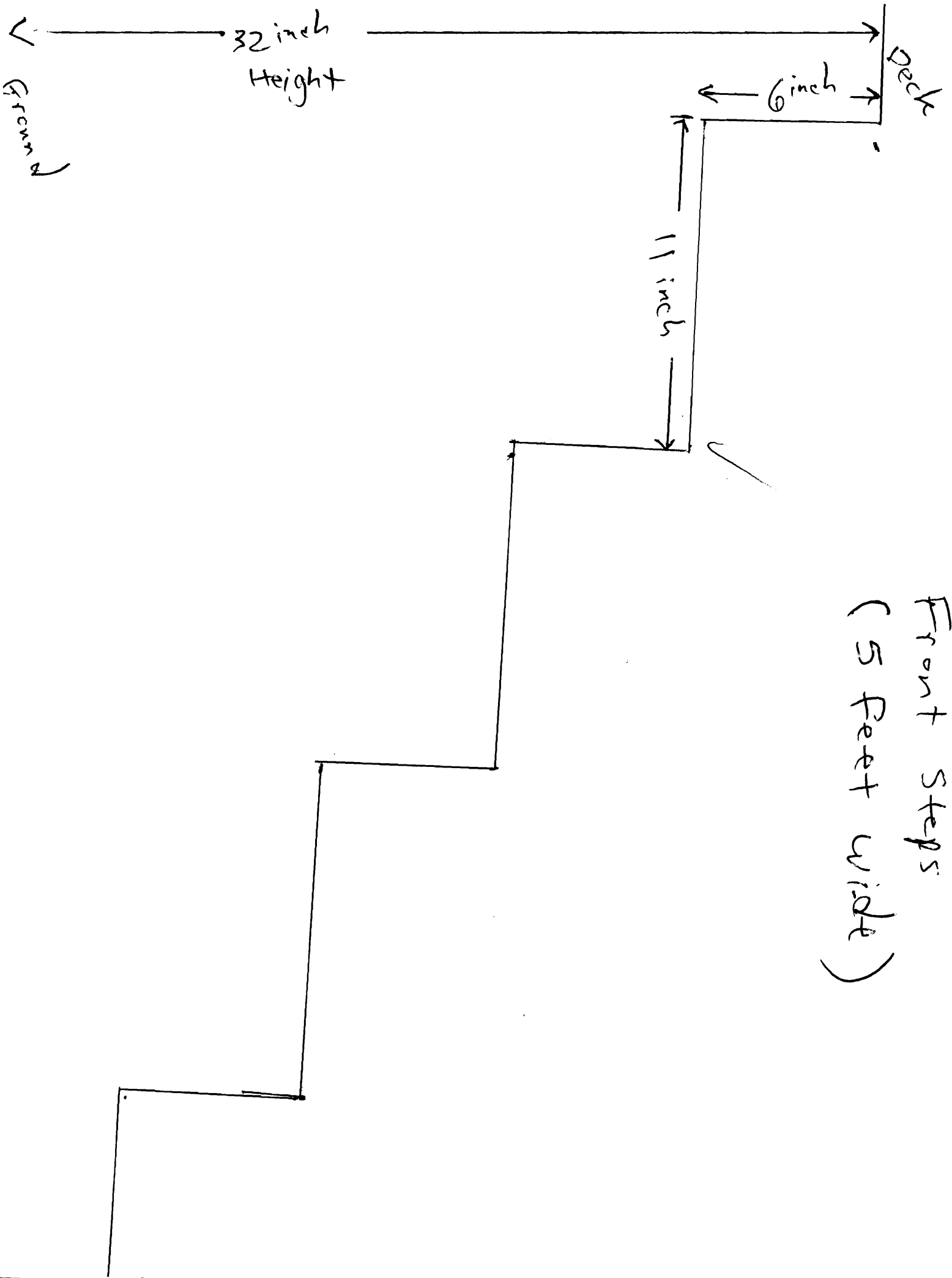
2 inch Joints

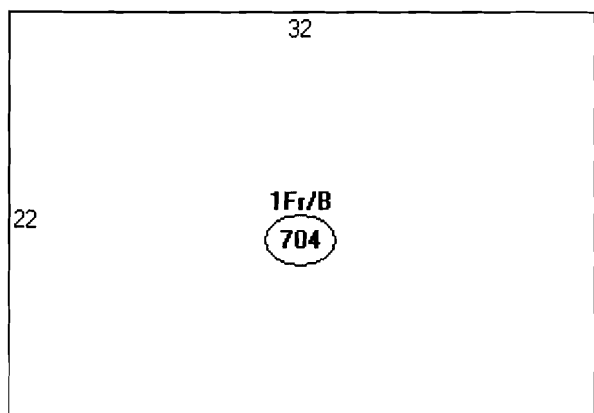
## Back Steps

(42 inches wide)



# Front Steps (5 Feet wide)





Descriptor/Area

A: 1Fr/B  
704 sqft

