

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090737

Please Read Application And Notes, If Any, Attached

This is to certify that Ross Donna R/self
has permission to build 143 sq. Ft. Deck
AT 30 Caldwell St City 176 B020001

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 work is set-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.	PERMIT ISSUED
Health Dept.	
Appeal Board	JUL 15 2009
Other	
Department Name	
CITY OF PORTLAND	

Thomas H. Mabley
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: 09-0737	Issue Date:	CBL: 176 B020001
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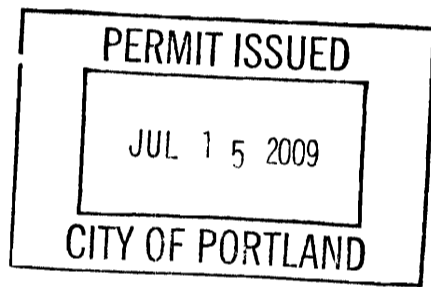
Location of Construction: 30 Caldwell St	Owner Name: Ross Donna R	Owner Address: 30 Caldwell St	Phone: 207-761-1700
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5

Past Use: single family	Proposed Use: single family / 143 sq ft deck	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: build 143 sq. Ft. Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 7/15/09	
		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: tm	Date Applied For: 07/15/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: Jm 7/15/09	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 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: Jm 7/15/09
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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

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.

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

~~**Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**~~

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.

J. Connor Ross
Signature of Applicant/Designee

7/15/09
Date

Thomas M. Mabley
Signature of Inspections Official

7/15/09
Date

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0737	Date Applied For: 07/15/2009	CBL: 176 B020001
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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family / 143 sq ft deck	Proposed Project Description: build 143 sq. Ft. Deck
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 07/15/2009
Note:			Ok to Issue: <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.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 07/15/2009
Note:			Ok to Issue: <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.			



General Building Permit Application

RS Zone

By or on the property owner's behalf, the property owner agrees to pay the charges for any property within the city. Payment arrangements must be made before permit is accepted.

Location/Address of Construction: <u>30 Caldwell St. - Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>143 sq. feet</u>		Square Footage of Lot <u>(50x100) 5,000 sq. ft. (0.115 acres)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>176</u> Block# <u>B</u> Lot# <u>020001</u>	Applicant ' <u>must be owner, Lessee or Buyer</u> ' Name <u>Donna Ross</u> Address <u>30 Caldwell St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-761-1700</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Same as above</u> Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>deck off back porch</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: <u>Building Deck on Rear of Building</u>		
Contractor's name: <u>Scott Ross (son) + husband (Donald Smith)</u> Address: <u>30 Caldwell St</u> City, State & Zip: <u>Portland, ME, 04103</u> Telephone: <u>761-1700</u> Who should we contact when the permit is ready: <u>Donna Ross</u> Telephone: <u>761-1700</u> Mailing address: <u>30 Caldwell St - Portland</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, 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: Donna Ross Date: 7/8/09

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted by checking off the items as you prepare your application package. Your application package is complete and will help expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or accessory detached structures, a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

DECK INFORMATION REQUIRED WITH YOUR APPLICATION

Below is a detailed list of information required for the review of deck applications. It is intended to be a checklist for the applicant to use when preparing application packages. Please label the information with the appropriate number.

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled

Type of foundation system

1. Precast concrete pier on a fully finished 12" x 12" x 8" (min) masonry footing (below grade)
2. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
3. Post-tensioned piles

Or

1. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
2. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
3. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing

Columns (members supporting framing of floor system)

1. Precast concrete pier
2. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing

Framing Members

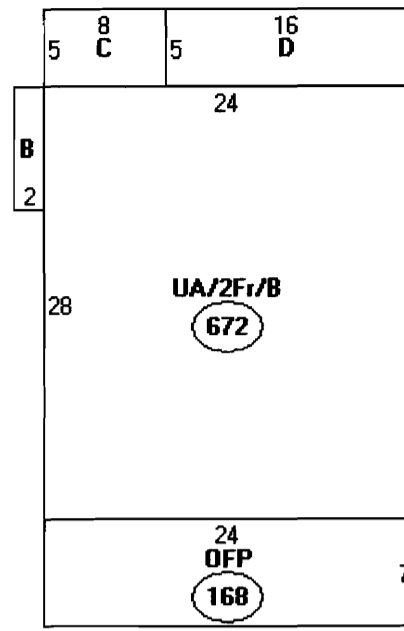
1. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
2. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
3. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
4. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
5. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
6. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing

Guardrails & Handrail Details

1. Precast concrete pier
2. Precast concrete pier
3. Precast concrete pier

Stair Details

1. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
2. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
3. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing
4. Precast concrete pier on a finished 12" x 12" x 8" (min) masonry footing



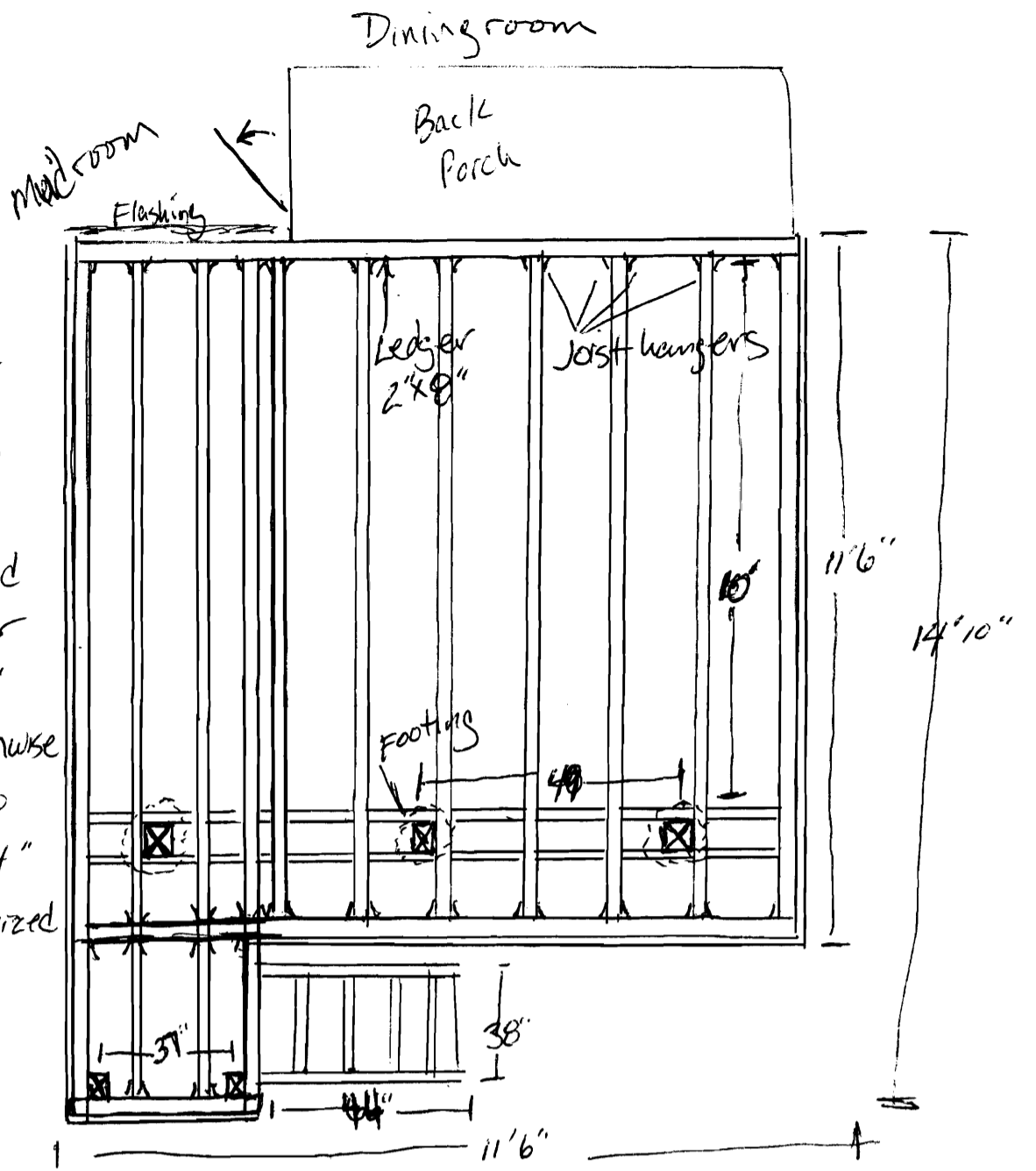
Descriptor/Area

- A: UA/2Fr/B
672 sqft
- B: FBAY/B
16 sqft
- C: OFF
40 sqft
- D: 1Fr
80 sqft
- E: OFF
168 sqft

896
143

5,000 sq ft lot
 17%
 (40% allowed)
 (20%) OK for coverage

- Joists: 2"x8" treated lumber 16" on center
- Beam: 2"x10" (2) treated
- Post: 4"x4" treated 49" on center
- Decking: 5/4"x6" treated, run lengthwise
- Ledger Attached to house with 1/2"x4" lag screws Galvanized (2) 16" on center



Deck posts: attached to beam with 2 (each) 1/2"x7" Gal. carriage bolts
 rails; balusters: pre-made composite, rail posts over 4"x4" treated
 Balusters: 1 1/4"x1 1/4" 5" O.C.

Decking attached with 2 1/2" deck screws

Stairs: 40" wide
 11" tread depth
 7 1/2" Riser height
 Bulnose tread

