

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KEITH P BEYLAND ETALS JTS Located At 115 BRADLEY ST

Job ID: 2012-09-4907-ALTR

CBL: 178- G-005-001

has permission to amend permit # 2012-04-3896 addition of a 6 by 14 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

Fire Prevention Officer


09/28/2012
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.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec / 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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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4907-ALTR

Located At: 115 BRADLEY ST

CBL: 178- G-005-001

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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. All previous conditions are still in force with the issuance of this permit.

Building

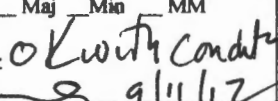


1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
4. 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.**
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. **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.**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4907-ALTR	Date Applied: 9/7/2012	CBL: 178- G-005-001	
Location of Construction: 115 BRADLEY ST	Owner Name: KEITH P BEYLAND ETALS JTS	Owner Address: 115 BRADLEY ST PORTLAND, ME 04102	Phone: 879-1081
Business Name:	Contractor Name: Reid Tozier @ the Tozier Group	Contractor Address: 185 Mountain Road, Falmouth, ME 04105	Phone: 838-0927 797-6222 RT
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG AMEND	Zone: R-3
Past Use: Single family Dwelling	Proposed Use: Same: Single Family Dwelling - to amend permit #2012-04-3869 to add a 6' x 14' rear deck off the living room	Cost of Work: \$3,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUBE) Signature: 
Proposed Project Description: amendment to # 2012-04-3869 for deck		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. 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"/> 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:  9/11/12	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 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: 
	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

~~10-10-12~~

R-13-13 DWM Final Provide handrail at stairs
SDs in Bedrooms

2012 09 4907 66



General Building Permit Application

R-3

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>115 Bradley</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>6993 #</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>118</u> Block# <u>6</u> Lot# <u>005</u>	Applicant: (must be owner, lessee or buyer) Name <u>Keith Beyland</u> Address <u>115 Bradley St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>879-1081</u>
Lessee/DBA RECEIVED SEP 07 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$3,000</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>deck off living room 6' x 14'</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>amendment to # 2012-04-3869</u>	
Contractor's name: <u>Reid Tozier The Tozier group</u> Email: <u>reid.tozier@gmail.com</u>		
Address: <u>185 Mountain Rd Falmouth, ME 04105</u>		
City, State & Zip: <u>Falmouth, ME 04105</u>		Telephone: <u>838-0927</u>
Who should we contact when the permit is ready: <u>Reid Tozier</u>		Telephone: <u>797-0222</u>
Mailing address: <u>185 Mountain Rd, Falmouth ME 04105</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.

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: Keith Beyland Date: 09/07/12

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



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Receipts Details:

Tender Information: Check , BusinessName: Visa, Check Number: 2580

Tender Amount: 50.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 9/7/2012

Receipt Number: 47961

Receipt Details:

Referance ID:	7932	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-09-4907-ALTR - amendment to # 2012-04-3869 for deck			
Additional Comments: 115 Bradley St. Reid Tozier			

Thank You for your Payment!

Jonathan Rioux - Re: 115 Bradley Street

From: Reid Tozier <reidtozier@gmail.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 9/27/2012 1:05 PM
Subject: Re: 115 Bradley Street

Jon,

1. finish height from grade = 4'
2. joist = 2x8 @ 16" o.c. spanning 6'
3. rail system = azek composit railing and steps
4. New exterior door on to porch, spans 9'. Header = 2 LVLs, (each LVL is 1 3/4" x 11 7/8").

2. Type of Foundation system

- a. 8" sono tube
- b. sono tube min 4' below grade
- c. 4x4 post base (galv) bolted to sono tube, nailed to post
- d. sono tubes spaced 4' apart

3. Columns

- a. 4x4 pt posts
- b. bolted to sono tube with galv bracket

4. Framing

- a. ledger = 2x8
- b. lag bolt = 1/2" x 5" spaced 12"
- c. flashing on ledger
- d. girder - NA
- e. joist = 2x5, 16" oc. Rim joist = double, 2x8 (span 4' between sono tubes)
- f. joist hangers
- g. 6'x14'

5. Guardrails

- a. Guardrail = NA
- b. 4" max baluster spacing
- c. handrail = 36"

6. Stair

- a. tread = 10 3/4"
- b. riser = no more than 7 1/2"
- c. nosing on tred = 3/4"
- d. width of stair = 4'

Thank you,

Reid Tozier

On Thu, Sep 27, 2012 at 12:39 PM, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

Reid Tozier,

Can you fill out the "Deck Checklist" below?

- What is the finish height from grade?
- Beam sizing/ spans?
- Is there a rail system/ steps?
- New slider & header?

<http://www.portlandmaine.gov/planning/deckguidelines.pdf>

Jonathan Rioux

Code Enforcement Officer/ Plan Reviewer

City of Portland

Planning and Urban Development Department

Inspection Services Division

389 Congress St. Rm 315

Portland, ME 04101

Office: [207.874.8702](tel:207.874.8702)

Support Staff: [207.874.8703](tel:207.874.8703)

jrioux@portlandmaine.gov

R-3 Zone
REAR: 25' min - 56' shown
Front: N/A
Side: 1 story - 8' min - 11' 3" shown

BRADLEY STREET

