

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**BUILDING INSPECTION****PERMIT**

Permit Number: 090156

Please Read
Application And
Notes, If Any
Attached

This is to certify that MILLER JOHN A & A PATRICIA MILLER ITS/DeSanctis Constr.
has permission to Enlarge master bathroom into existing laundry room, move washer, dryer to basement
AT 273 LUDLOW ST CBL 179 B003001 2009

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 lathed or otherwise 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

2/27/02 *Chh. M*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD**SCANNED**



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2-27-2009

Received from

De Sanctis

Location of Work

293 Lullwater St

Cost of Construction

\$

Building Fee:

Permit Fee

\$

45

Site Fee:

Certificate of Occupancy Fee:

Total:

45

Building (I1) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL:

179-8-3

Check #:

66

Total Collected \$

45

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2.27

20

Received from

PAUL De Sanctis

Location of Work

223 Ludlow

Cost of Construction

\$

Building Fee:

Permit Fee

\$

46

Site Fee:

Certificate of Occupancy Fee:

Total:

46

Building (IL)

Plumbing (15)

Electrical (I2)

Site Plan (U2)

Other

CBL:

2009-8025

Check #:

CC

Total Collected \$

46

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 2.27 20 09

Received from De Sanctis

Location of Work 273 Lullow

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120

Building (IL) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 179-B-3

Check #: CC Total Collected \$ 120

No work is to be started until permit issued.

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In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0156	Issue Date: 02/27/2009	CBL: 179 B003001
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Location of Construction: 273 LUDLOW ST	Owner Name: MILLER JOHN A & A PATRICIA	Owner Address: 273 LUDLOW ST	Phone:
Business Name:	Contractor Name: DeSanctis Construction / Derek	Contractor Address: 15 Cullen Road Stoneham	Phone: 2079282030
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

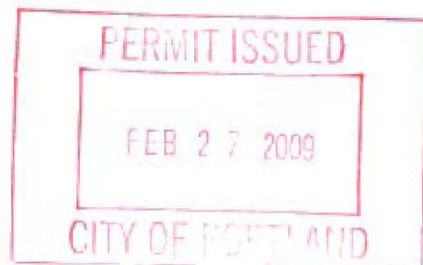
Past Use: Single Family Home	Proposed Use: Single Family Home - Enlarge master bathroom into existing laundry room, move washer, dryer to basement	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	

Proposed Project Description: Enlarge master bathroom into existing laundry room, move washer, dryer to basement	Signature:	Signature: <i>Chp 1 H</i>
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: Ldobson	Date Applied For: 02/27/2009	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"/> 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: 2/27/09	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 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: 2/27/09 <i>Ch 1 H</i>
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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

3-6-09 OK - rough-in from / elec. / plum (air test) need 2 steel plates plum. Note:
need BFI for sub pump. $n \in n$

05/12/09 Finn okay 

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.

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

X 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

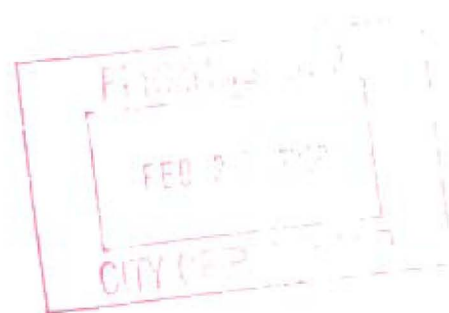
Date



Signature of Inspections Official

Date

2.27.09



City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
09-0156	02/27/2009	179 B003001

Location of Construction: 273 LUDLOW ST	Owner Name: MILLER JOHN A & A PATRICIA	Owner Address: 273 LUDLOW ST	Phone:
Business Name:	Contractor Name: DeSanctis Construction / Derek	Contractor Address: 15 Cullen Road Stoneham	Phone: (207) 928-2030
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Enlarge master bathroom into existing laundry room, move washer, dryer to basement	Proposed Project Description: Enlarge master bathroom into existing laundry room, move washer, dryer to basement
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Dept: Zoning	Status: Approved	Reviewer: Chris Hanson	Approval Date: 02/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 02/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) 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

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>273 Ludlow St.</u>			
Total Square Footage of Proposed Structure/Area <u>103 ft²</u>		Square Footage of Lot 6575 ft² <u>6608 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>179</u> Block# <u>B</u> Lot# <u>3</u>		Applicant * <u>must be owner, Lessee or Buyer</u> Name <u>John + Pat Miller</u> Address <u>448 Arbor Creek Dr.</u> City, State & Zip <u>Euless, TX 76039</u>	
Telephone: <u>1-817-798-0451</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>John + Pat Miller</u> Address <u>273 Ludlow St.</u> City, State & Zip <u>Portland ME 04102</u>	
		Cost Of Work: <u>\$10,000.00</u> C of O Fee: \$ <u> </u> Total Fee: \$ <u>120</u>	
Current legal use (i.e. single family) <u>Single family Residence</u> If vacant, what was the previous use? <u> </u> Proposed Specific use: <u>Single family Residence</u> Is property part of a subdivision? <u> </u> If yes, please name <u> </u> Project description: <u>Enlarge Master Bathroom into Existing laundry room move washer + dryer to basement</u>			
Contractor's name: <u>Derek DeSanctis (DeSanctis Construction)</u> Address: <u>15 Cullen Rd.</u> City, State & Zip <u>Stoneham, ME 04231</u> Telephone: <u>928-2030</u> Who should we contact when the permit is ready: <u>Derek DeSanctis</u> Telephone: <u>928-2030</u> Mailing address: <u>15 Cullen Rd. Stoneham, ME 04231</u> <u>754-9990</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: Derek DeSanctis Date: Feb. 25, 2009

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. Checking off each item as you prepare your application package will ensure your package is complete and will help to 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.**



Same-Day Permitting

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.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- ☒ Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- ☐ Repairs to existing decks, porches and stairs that meet current zoning setbacks
- ☐ Adding or replacing windows and doors (not to include bay windows)
- ☐ Sheds less than 100 sq. ft.
- ☐ One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- ☐ Chimney installation (NFPA 211 disclosure statement required)
- ☐ Propane tanks
- ☐ Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- ☐ Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

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, 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:

Date: Feb. 25, 2009

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