

# PERMIT ISSUED

181-B-3

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

Permit No: 10-0718	Issue Date: <b>JUL 13 2010</b>	CBL: 181 B004001
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Location of Construction: 80 WESTMINSTER AVE	Owner Name: DONALDSON BENJAMIN D	Owner Address: 80 WESTMINSTER AVE <i>City of Portland</i>	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add 6' x 7' mudroom and deck on back of house	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 5	Zone: R-3 4500 sq ft +570 sq ft
Proposed Project Description: add 6' x 7' mudroom and deck on back of house <i>12x16 + STAIRS</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	

Signature:	Signature:
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: 06/18/2010	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <i>5/6/2/10</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
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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 )

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 Inspection 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 with construction.**

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

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

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**

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JUL 13 2010

City of Portland

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

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

<b>Permit No:</b> 10-0718	<b>Date Applied For:</b> 06/18/2010	<b>CBL:</b> 181 B004001
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<b>Location of Construction:</b> 80 WESTMINSTER AVE	<b>Owner Name:</b> DONALDSON BENJAMIN D	<b>Owner Address:</b> 80 WESTMINSTER AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Property Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - add 6' x 7' mudroom and deck 12' x 16' on back of house	<b>Proposed Project Description:</b> add 6' x 7' mudroom and deck 12' x 16' on back of house
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/21/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 07/13/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

**PERMIT ISSUED**

JUL 13 2010

City of Portland

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

BU...TION

**PERMIT**

Permit Number: 100718

Please Read Application And Notes, If Any, Attached

This is to certify that DONALDSON BENJAMIN D property of \_\_\_\_\_

has permission to add 6' x 7' mudroom and deck on back of house

AT 80 WESTMINSTER AVE City of Portland 181 B004001

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 used-in. 2. NO NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. JUL 13 2010

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department of **City of Portland**

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

6.18 2010

Received from

Benjamin Donaldson

Location of Work

80 Westminster

Cost of Construction

\$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee

\$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70

Building (1L) \_\_\_\_\_  Plumbing (15) \_\_\_\_\_  Electrical (12) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 131-B-4

Check #: CL

Total Collected \$ 70

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

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



# 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>80 Westminster Ave Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4500</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>181          B          4</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Benjamin Donaldson</u> Address <u>80 Westminster Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone:  <u>653.1970</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <del>42,000</del> <u>5000</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
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>Single Family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Add small (6'x8') mudroom and deck on back of house.</u>		
Contractor's name: <u>work to be completed by homeowner.</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Benjamin Donaldson</u> Telephone: <u>653.1970</u> 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.

**RECEIVED**

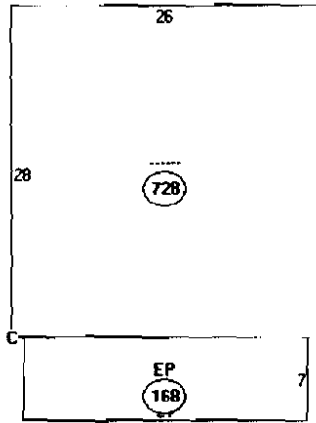
JUN 18 2010

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 and Maintenance Department on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

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: Benjamin Donaldson      Date: 6/18/10

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



Descriptor/Area	
A: ---	728 sqft
B: EP	168 sqft
C: RS1	216 sqft

$42 = 6 \times 7$   
 $192 = 12 \times 16$   
 $36 = 3 \times 12$  <sup>Side</sup>  
 $36 = 3 \times 12$  <sup>STAIRS</sup>  
 $36 = 3 \times 12$  <sup>7 REAR STAIR</sup>

owns 2 lots side by side

$\frac{1418}{+ 216 = 1202 \text{ AVG}}$

4500 - 181-B-4-house  
 4500 - 181-B-3 vacant side lot to Rg AVAGE

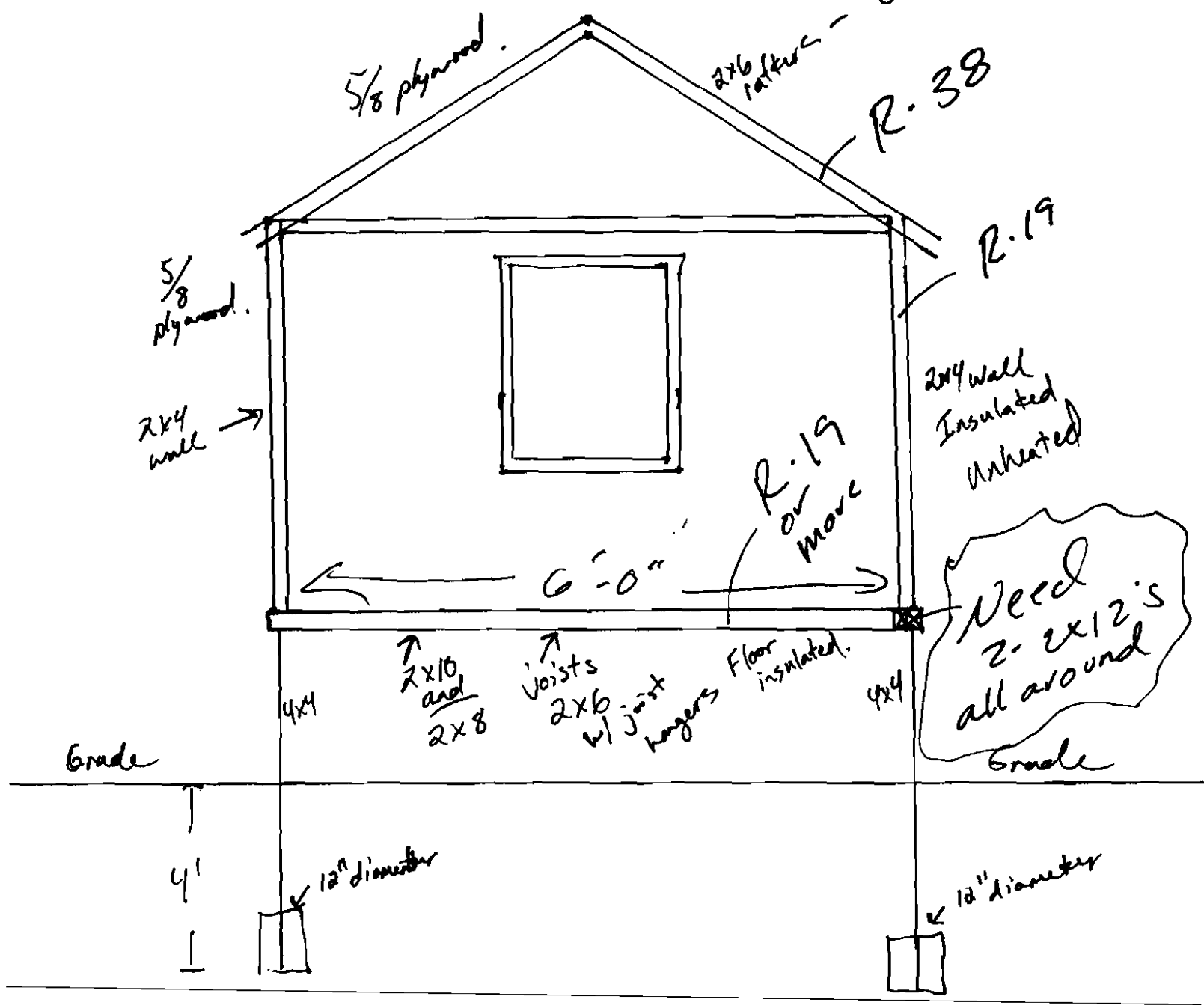
1634 # lot cov

$9000 \text{ #} \times 40\% = 3600 \text{ # MAX}$   
~~total~~  
 lot cov. allowed OK

# Mudroom Elevation

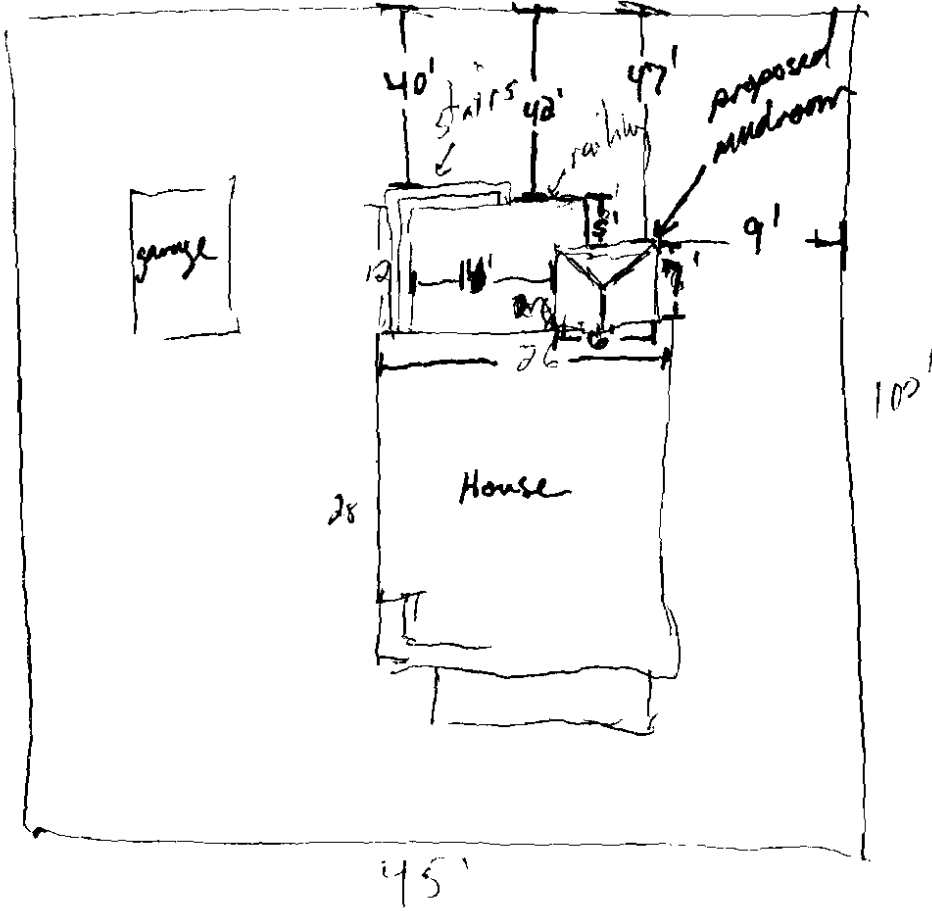
80 Westm...  
80 Westm...

Min. 2-2x6 Headers will be used.





Plot Plan



Deck 2-24x2's  
on every bearing wall.

Mudroom  
↓  
ground 40"

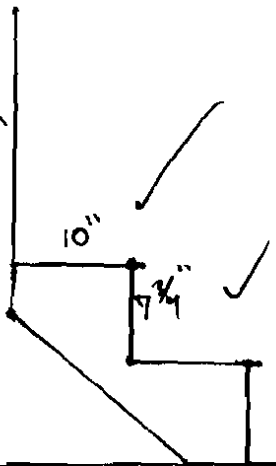
deck 24"  
↓  
ground.



**Stairs**

80 Westminster

Mudroom



No rail needed

3 stringers only!

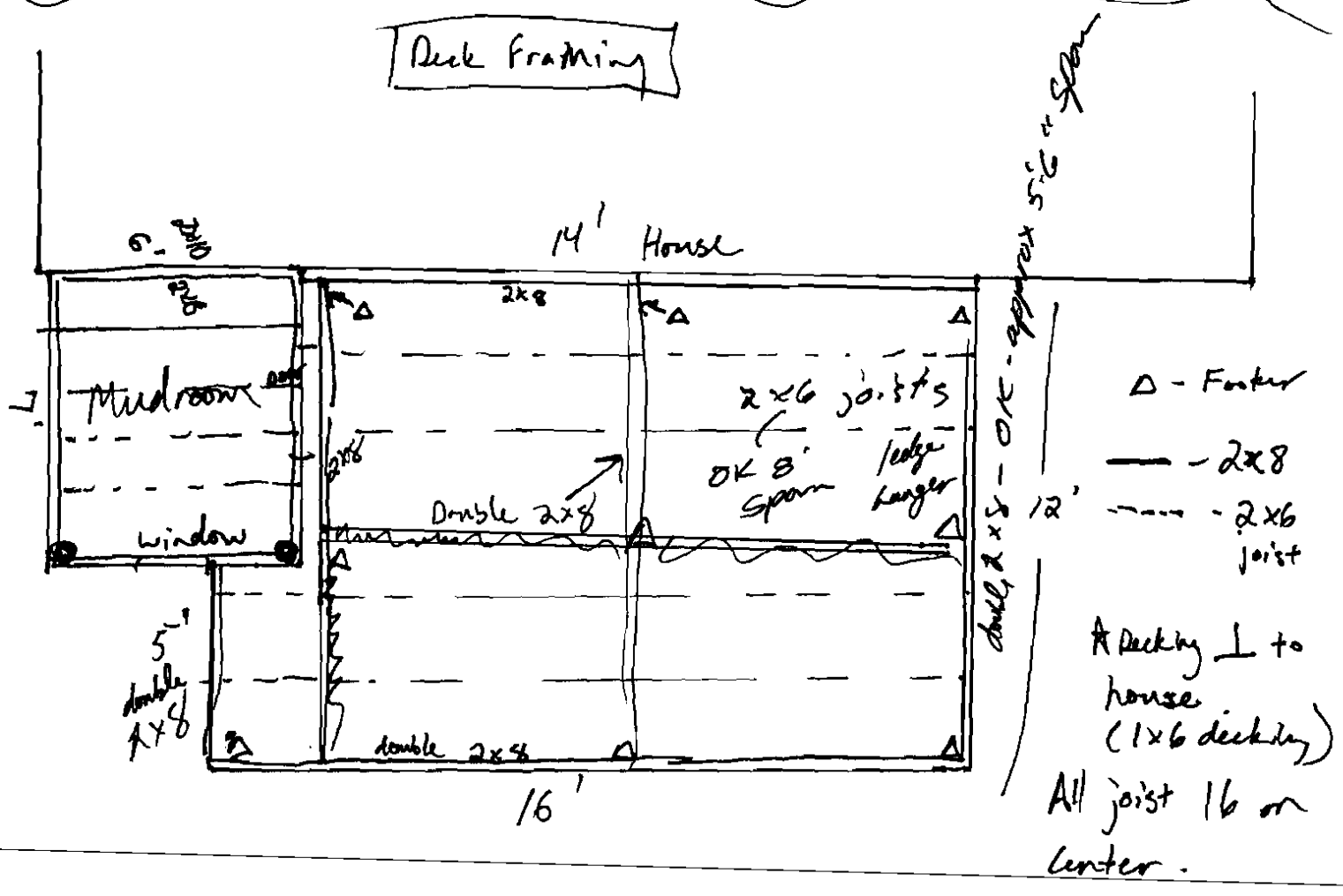
DECK

24"

GRADE

raised grade

**Deck Framing**



approx 5/8" span

Δ - Footer

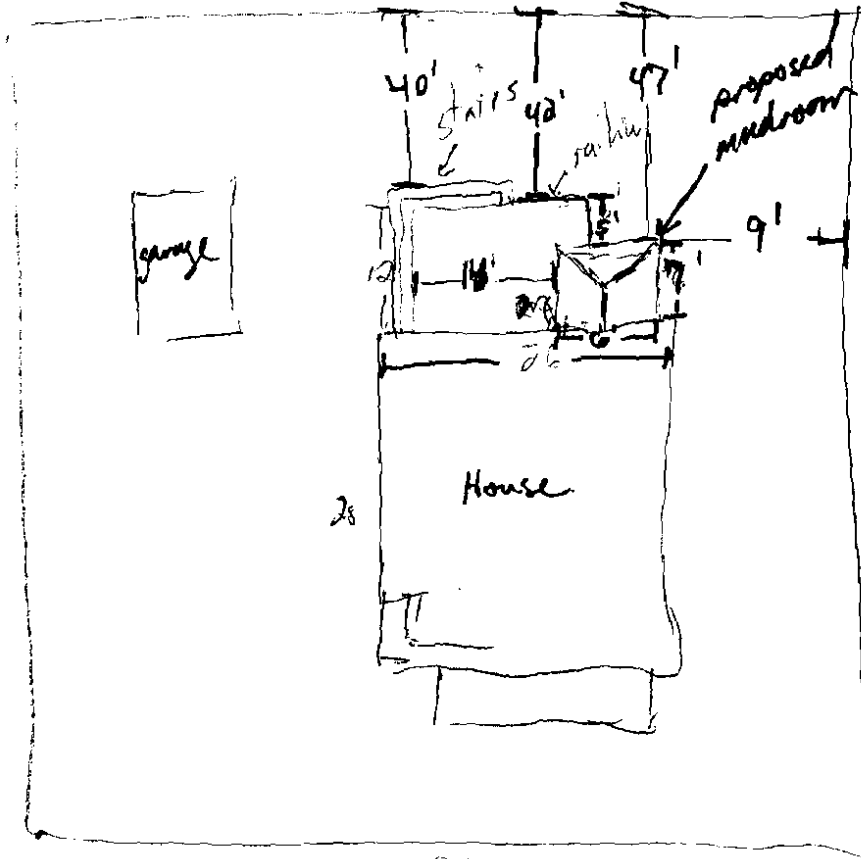
— - 2x8

- - - - 2x6 joist

\* Decking ⊥ to house (1x6 decking)

All joist 16 on center.

Plot Plan



R-5

Rear: 20' min -  
 40' given  
Side: 8' min -  
 9' & 12'+  
 given  
Front N/A

45'



mudroom  
 ↓  
 ground 40"

deck 24"  
 ↓  
 ground