

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

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 070620

PERMIT ISSUED  
JUL 3 2007  
CITY OF PORTLAND

This is to certify that HIBBARD SHIRLEY G /Gail Tremblay  
has permission to Addition, replace<sup>ren</sup> entry, new stairs, new stairs to basement & replace front porch stairs  
AT 3 LEE MAN ST City of Portland 181 F010001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 when permission procedure before this building or part thereof is started or service proposed-in 24 HOUR NOTICE 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

*6/25/07* *Chy JNK*  
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: 07-0620	Issue Date: 6/25/07	CBL: 181 F010001
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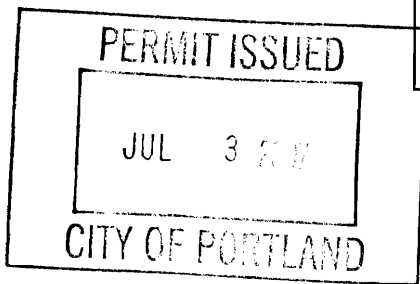
Location of Construction: 3 LEEMAN ST	Owner Name: HIBBARD SHIRLEY G	Owner Address: 3 LEEMAN ST	Phone:
Business Name:	Contractor Name: Gary Tremblay	Contractor Address: 441 Main St Biddeford	Phone: 2072847083
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition, replace entry, new bath, new stairs to basement & replace front porch stairs	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	

Proposed Project Description: Addition, replace entry, new bath, new stairs to basement & replace front porch stairs	Signature:	Signature: 6/25/07 CLM
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: 05/25/2007	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <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: 6/7/07 ABM	<p><b>Zoning Appeal</b></p> <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:	<p><b>Historic Preservation</b></p> <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: ABM
	<p style="text-align: center;"><b>CERTIFICATION</b></p> <p>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.</p>		



SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 07-0620	<b>Date Applied For:</b> 05/25/2007	<b>CBL:</b> 181 F010001
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<b>Location of Construction:</b> 3 LEEMAN ST	<b>Owner Name:</b> HIBBARD SHIRLEY G	<b>Owner Address:</b> 3 LEEMAN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Gary Tremblay	<b>Contractor Address:</b> 441 Main St Biddeford	<b>Phone</b> (207) 284-7083
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Addition, replace rear entry, new bath, new stairs to basement & replace front porch stairs	<b>Proposed Project Description:</b> Addition, replace entry, new bath, new stairs to basement & replace front porch stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/07/2007**Note:** **Ok to Issue:** 

- 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/25/2007**Note:** **Ok to Issue:** 

- 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 2) Fastener schedule per the IRC 2003
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Please call 874-8703 or 874-8693 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.

- Call Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of Occupancy: 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

       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]  
Signature of Applicant/Designee

7/3/07  
Date

[Signature]  
Signature of Inspections Official

7/3/07  
Date

CBL: 18 F010 Building Permit #: 07062C



# 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: 3 LEE MAN ST., PORTLAND, ME		
Total Square Footage of Proposed Structure 511 0 ADDITION	Square Footage of Lot 11,000 0	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 181 F010 0001	Owner: SHIRLEY HIBBARD	Telephone: 776-5227 (ERIC STARK)
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: ERIC STARK 71 BECKETT ST #1 PORTLAND, ME 04101 207-776-5227	Cost Of Work: \$ 75,000 Fee: \$ 770 C of O Fee: \$
Current legal use (i.e. single family) <u>NO CHANGE</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: LIVING ROOM ADDITION, REPLACE REAR ENTRY SEQUENCE, NEW BATH @ ADDITION, NEW STAIR TO BASEMENT. REPLACE FRONT PORCH STAIR		
Contractor's name, address & telephone: GARY TREMBLAY 207-284-7083 Who should we contact when the permit is ready: ERIC STARK Mailing address: Phone: 207-776-5227 71 BECKETT ST #1 PORTLAND ME 04101		

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:	Date: 5/23/07
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Shirley Hibbard

Date: 6/07/07

Address: 3 Lemm St.

C-B-L: 181-F-010'u

CHECK-LIST AGAINST ZONING ORDINANCE permit number # 07-0620

Date - house built in 1910

Zone Location - R5

Interior or corner lot -

Proposed Use/Work - 16x20' add. h.in w/ roof deck, replace rear entry, add side deck 9x12 w/ stairs.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 20' req. - 35' given

Rear Yard - 20' req. - 54' 8" given

Side Yard - 1/2 story 8' req. - 25' given on left.  
2 story 12' req. - 30' on r. side scaled to new 2yrs.  
side street 15' req.

Projections -

Width of Lot -

Height - 35' max.

Lot Area - 11,000 sq ft

Lot Coverage Impervious Surface - 40% = 4400 sq ft

2057 w/ additions  
OK

Area per Family -

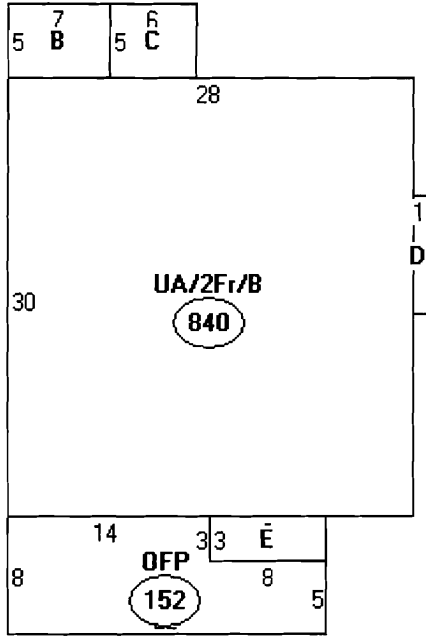
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - parcel 13 - zone C



Descriptor/Area

A: UA/2Fr/B  
840 sqft

B: 1Fr  
~~35 sqft~~

C: EP  
~~30 sqft~~

D: FBAY  
8 sqft

E: 2FBAY/B  
24 sqft

F: OFF  
152 sqft

1024  
~~1989~~ house

440 sqft.

2057

Garage 1950 20x22





3 Leeman  
101-F-010

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	12x24x27 ✓	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	✓ 4" Drain w/ fabric + stone	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	✓	
Anchor Bolts/Straps, spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	9 1/2 wood I-Beam 6000 # 16.0C,	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	" " " " 16.0C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12/12- 2x8	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Ply Roof 5/8 Adv. Sheathing	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	N/A	
Roof Covering (Chapter 9)	Asphalt w/ roof membrane + felt	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	✓	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19	

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement Number of Stairways <i>Perch Stair</i> Interior ✓ Exterior ✓ Treads and Risers (Section R311.5.3) <i>11 treads 7 3/4 max</i> Width (Section R311.5.1) Headroom (Section R311.5.2) <i>6-8</i> Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	<i>26</i>	
Smoke Detectors (Section R313) Location and type/Interconnected	✓	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	✓	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	✓	
Deck Construction (Section R502.2.1)	✓	