

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that VINCENT J SIMBOLI

Located At 78 GROVESIDE RD

Job ID: 2011-05-1040-ALTCOMM

CBL: 182 - - A - 006 - 001 - - - -

has permission to build a deck (amendment permit)

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**

*[Signature]* 06/03/2011  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

*closed  
7-15-11  
DWM*

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

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

Job No: 2011-05-1040-ALTCOMM	Date Applied: 5/10/2011	CBL: 182 - - A - 006 - 001 - - - - -	
Location of Construction: 78 GROVESIDE RD	Owner Name: VINCENT J SIMBOLI	Owner Address: 78 GROVESIDE RD PORTLAND, ME 04102	Phone: 207-749-9643
Business Name:	Contractor Name: Randall, Roger	Contractor Address: Summer St., Yarmouth ME 04096	Phone: (207) 846-6087
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Single family – renew & amend permit #10-1189, new contractor and to build deck to code	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group Type SB Signature: <i>IRG 5/10/11</i>
Proposed Project Description: 78 Groveside Road --renew & amend #10-1189 to build deck to code		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>ok w/condition 5/10/11 ABY</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 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: <i>ABM</i>
	<b>CERTIFICATION</b>		

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 appication 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	PHON

## 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 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
2. Close-In: (Framing)
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

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1040-ALTCOMM

Located At: 78 GROVESIDE

CBL: 182 - - A - 006 - 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.

### **Building**

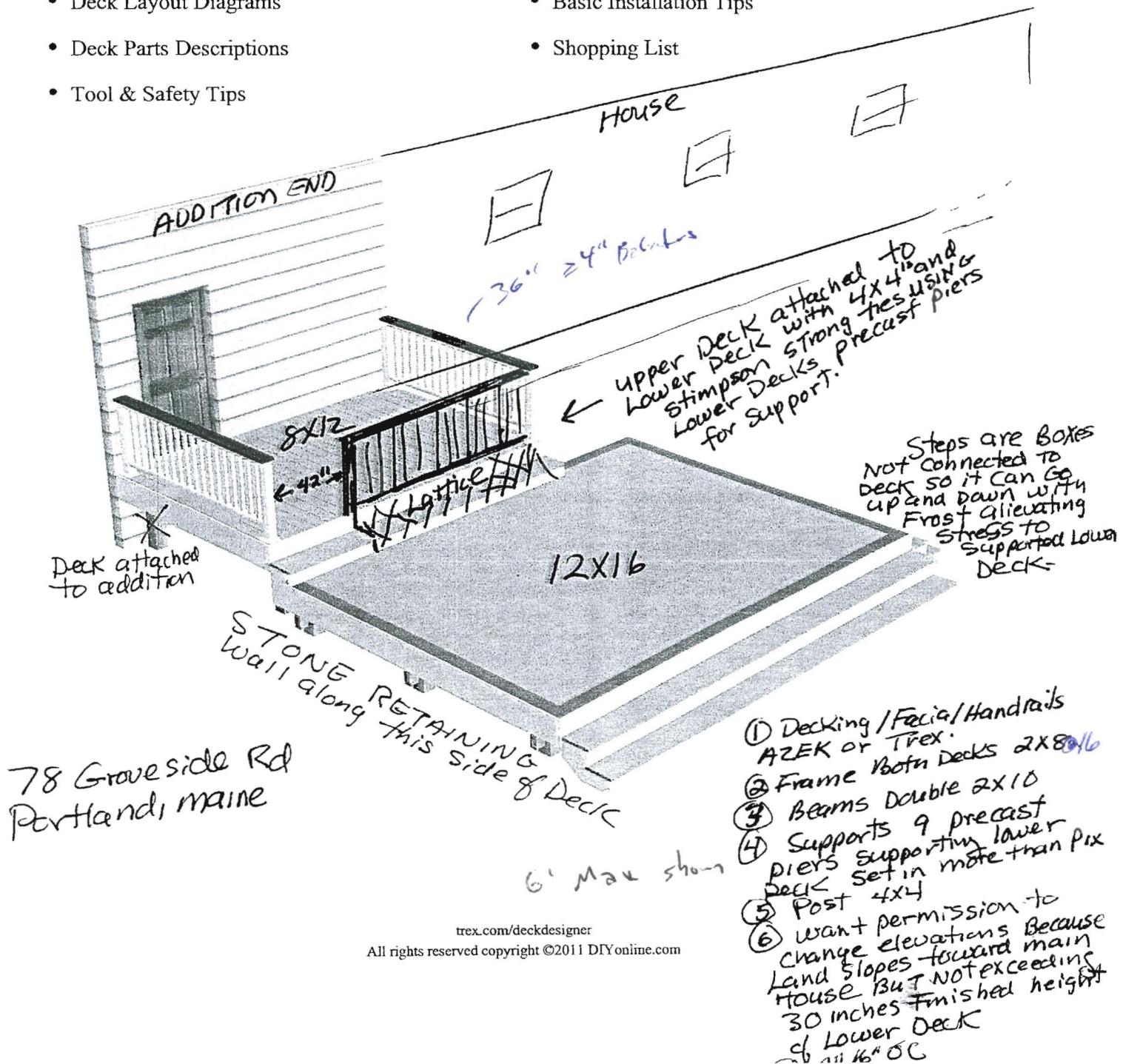
1. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
2. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
3. 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.
4. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).

Requesting Modification  
of old permit # 101189

## Roger's Deck Design 2333908

Congratulations! You just completed your Trex deck design. This report will provide the following information:

- Deck Layout Diagrams
- Deck Parts Descriptions
- Tool & Safety Tips
- Basic Installation Tips
- Shopping List





# 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>78 Groveside Rd, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <del>must be owner, Lessee or Buyer</del> * Name Address City, State & Zip	Telephone:
<u>187      A 006</u>	<u>Vincent Simboli</u> <u>78 Groveside Rd</u> <u>Portland, ME 04102</u>	<u>207 749 9643</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ C of O Fee: \$ Total Fee: \$
		<u>30.00</u>
<p>Current legal use (i.e. single family) <u>single family</u>      Number of Residential Units <u>1</u></p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: _____</p> <p>Is property part of a subdivision? _____ If yes, please name _____</p> <p>Project description: <u>Amend memo to permit # 101189 + renew, different contractor, amend memo to the deck for new codes.</u></p>		
Contractor's name: <u>Roger Randall</u>		
Address: <u>Summer St</u>		
City, State & Zip: <u>Yarmouth, ME 04096</u>		Telephone: <u>207-846-6087</u>
Who should we contact when the permit is ready: <u>Vincent Simboli</u>		Telephone: <u>207 749-9643</u>
Mailing address: <u>78 Groveside Rd, Portland, ME 04102</u>		

**RECEIVED**  
MAY 10 2011  
Dept. of Building Inspections  
City of Portland Maine

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](http://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: Vincent Simboli      Date: 5/10/11

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

102 FT sidewalk to playground

1/2	24
1/2	24



Front: 25' min - 25' shown  
 Rear: 25' min - 25' shown  
 Side: 8' min - 8' shown  
 Bath side of

R3  
 105 min = 115' 1/2 ft  
 \*3 1/2' is over to house  
 not sure if measured from  
 street or property line  
 - must contain minimum 25'  
 25' from front setback

Rear - 30' from garage 5' min  
 - deck must be 25' @ end  
 Side - 8' - garage is 15' wide - so  
 1st corner - 35% = 403.97 ft

House - 11' 6"

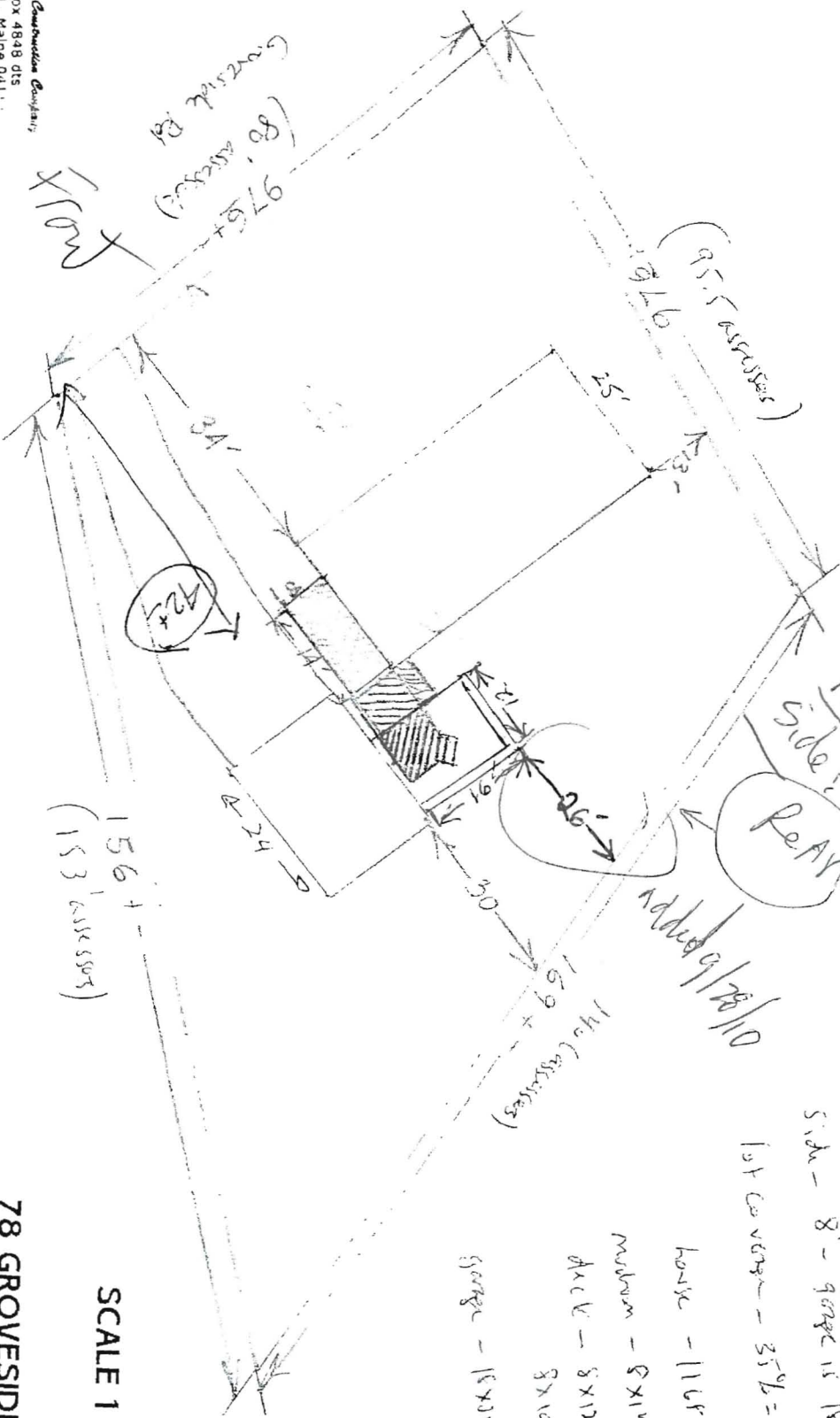
Mudroom - 8' x 11' = 112

Deck - 8' x 12' = 96

8' x 10' = 80

Garage - 15' x 24' = 432

1848 ft<sup>2</sup> OK



SCALE 1/26 FT

78 GROVESIDE ROAD

LOT 182 BOOK A BLOCK 4 LOT 6