



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

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

<b>Permit No:</b> 03-0700	<b>Date Applied For:</b> 06/18/2003	<b>CBL:</b> 185 B008001
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<b>Location of Construction:</b> 38 Hastings St	<b>Owner Name:</b> Guerette Therese L	<b>Owner Address:</b> 32 Woodlawn St	<b>Phone:</b> ( ) 878-3575
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Re-build existing 8x20 deck & stairs on footings, existing guardrails to remain
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/18/2003

**Note:**      **Ok to Issue:**

- 1) Re-using existing guardrails, rebuilding steps and stair rail
- 2) This permit is approved using sec. 14-385 which allows the reconstruction of a non-conforming damaged structure
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

# All Purpose 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>38 Hastings St</u>		
Total Square Footage of Proposed Structure <u>160</u>	Square Footage of Lot <u>5,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>B</u> Lot# <u>8</u>	Owner: <u>Same</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Terry Guerette</u> <u>32 Woodlawn Ave</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>800.00</u> Fee: \$ <u>30.00</u>
Current use: <u>deck</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>re build 8x20 deck/Guardrails to remain</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Terry Guerette</u>		
Mailing address: <u>32 Woodlawn</u> <u>Portland ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE:		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: <u>Terry Guerette</u>	Date: <u>6/18/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	185 B008001
<b>Location</b>	38 HASTINGS ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	GUERETTE THERESE L 32 WOODLAWN ST PORTLAND ME 04103
<b>Book/Page</b>	12989/272
<b>Legal</b>	185-B-8 HASTINGS ST 38 5000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$30,240	\$72,350	\$102,590

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1926	Old Style	1.5	1204	0.115	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	1	1	7	None	Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
03/17/1997	LAND + BLDING	\$43,470	12989-272
06/01/1995	LAND + BLDING	\$97,500	11978-138

**Picture and Sketch**

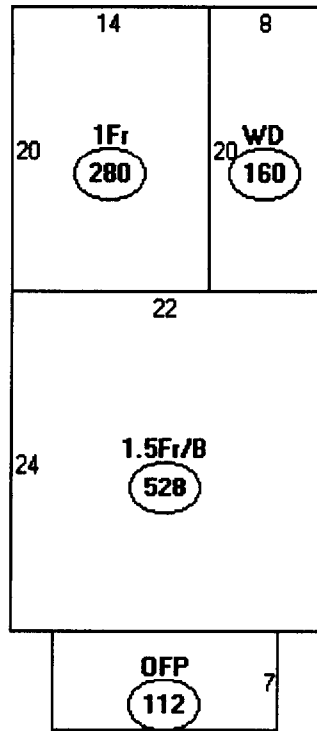
<u>Picture</u>	<u>Sketch</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).







Descriptor/Area

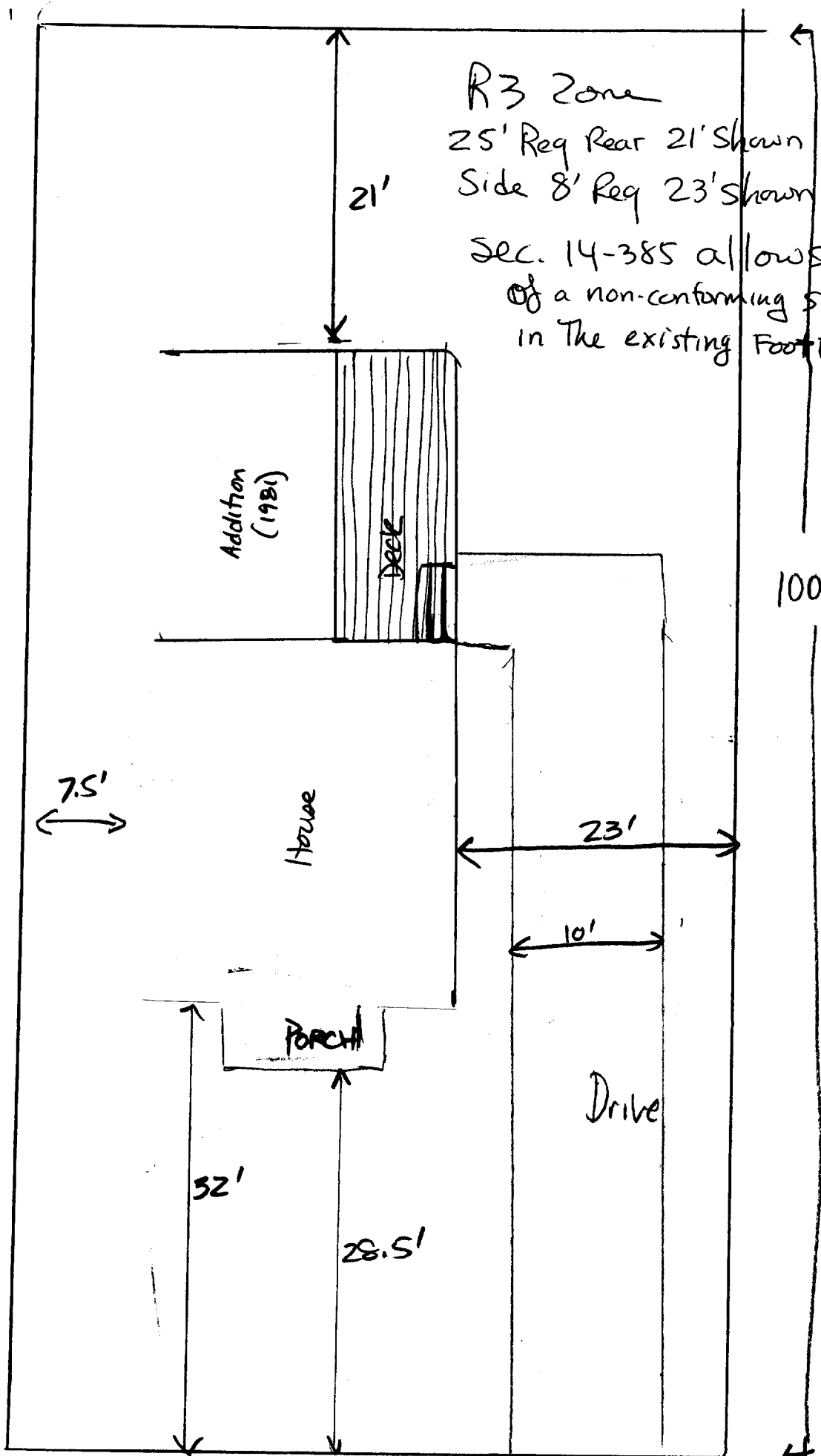
A: 1.5Fr/B  
528 sqft

B: 1Fr  
280 sqft

C: WD  
160 sqft

D: OFF  
112 sqft

Scale 1" = 10'



R3 Zone  
25' Req Rear 21' Shown  
Side 8' Req 23' Shown

Sec. 14-385 allows reconstruction of a non-conforming structure in the existing Footprint

Addition (1981)

Deck

House

Porch

Drive

21'

100'

7.5'

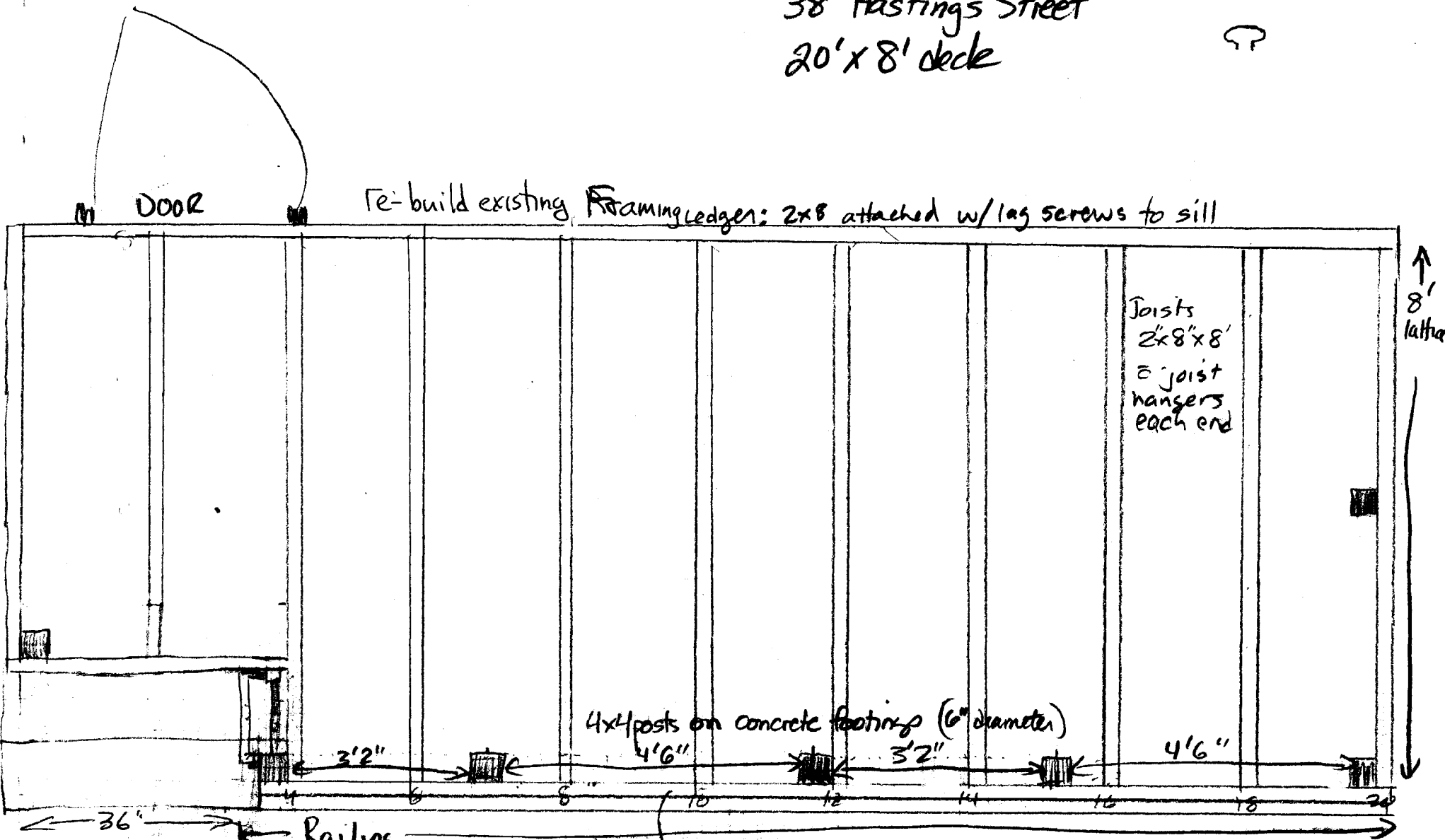
23'

10'

32'

28.5'

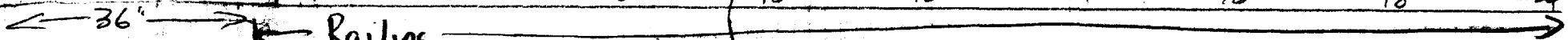
38 Hastings Street  
20' x 8' deck



Re-build existing Framing Ledges: 2x8 attached w/ lag screws to sill

Joists  
2x8x8'  
joist  
hangers  
each end

4x4 posts on concrete footings (6" diameter)



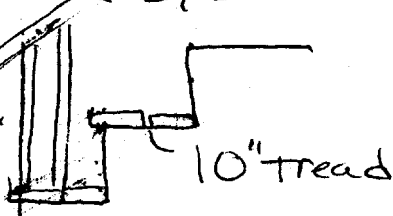
Railing 30" high

2-2x8

Riser height = no more than 3 1/4" and

Tread Depth: at least 10" (using decking x2)

If combo 36"



max dist bet. posts  
8' joist / 4x8 beam: 9'  
span

Load area: 49 max

Total Rise = 22"

Guardrails to ~~re-main~~ ~~as existing~~  
will provide Graspable Hand Rail @ 34"-38" if mounted w/ bracket or 36" combo



# BUILDING PERMIT INSPECTION PROCEDURES

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.

JB ~~Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8692~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.~~

N/A Footing/Building Location Inspection: Prior to pouring concrete  
Re-Bar Schedule Inspection: Prior to pouring concrete  
Foundation Inspection: Prior to placing ANY backfill  
✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
✓ ~~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.

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Theresa J. Sheratt  
Signature of applicant/designee

6/18/03  
Date

George Bonke  
Signature of Inspections Official

6/18/03  
Date

CBL: 185-B-8 Building Permit #: 03-0700

38 Hastings.

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

Please Read Application And Notes, If Any, Attached

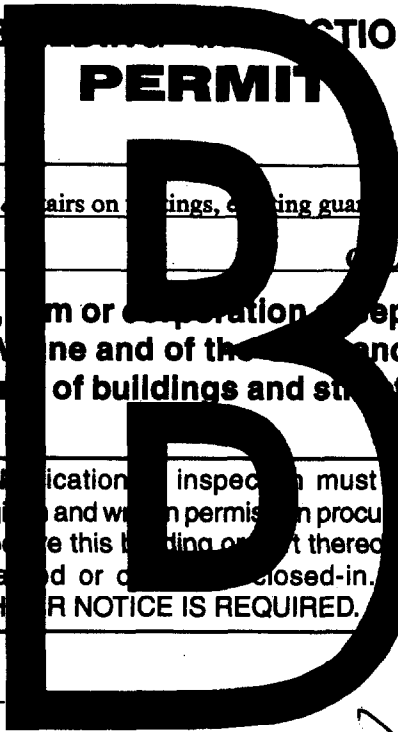
BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030700

JUN 18 2003

# PERMIT



This is to certify that Guerette Therese L/self  
has permission to Re-build existing 8x20 deck chairs on stairs, existing guard rails to remain  
AT 38 Hastings St 185 B008001

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 when permission is procured before this building or part thereof is occupied or closed-in. **HEAVY 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

*Jaime Bouke* 6/18/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**