

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BRAD KUCHTA

Located At 63 BOLTON ST

Job ID: 2012-07-4534-ALTR

CBL: 186- D-013-001

has permission to Construct a 10' 1-1/2" by 30' 5-1/2" deck (Two Family Residence).

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 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

Code Enforcement Officer / Plan Reviewer

11/20/2012

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4534-ALTR

Located At: 63 BOLTON ST

CBL: 186- D-013-001

Conditions of Approval:

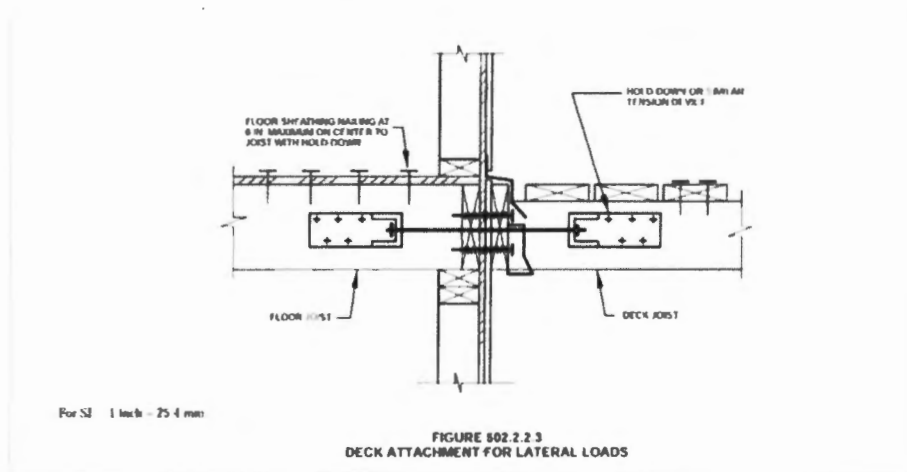
Zoning

1. This permit is being approved on the basis of plans submitted including the site plans submitted on 9/13/2012. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

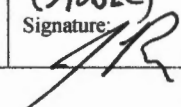
1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
4. 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.
5. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
6. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
7. R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.


8. R502.6 Bearing. 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.
9. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
10. Note: See marked plans for amended cantilever, graspable rail, and Girder spans.



City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4534-ALTR	Date Applied: 7/25/2012	CBL: 186-D-013-001	
Location of Construction: 63 BOLTON ST	Owner Name: BRAD KUCHTA	Owner Address: 63 BOLTON ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Talty Construction	Contractor Address: 92B STANFORD ST SOUTH PORTLAND MAINE 04106	Phone: (207) 408-2023
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-5
Past Use: Two family dwelling	Proposed Use: Same: Two family dwelling- to add deck 10' 1-1/2" x 30' 5- 1/2"	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUEC) Signature: 
Proposed Project Description: Construct a deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>ok with conditions</i> <i>9/13/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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 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	PHONE

R-S Extend 7/25/12

(RS)



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.

2012-07-4534-ALTR

Location/Address of Construction: 63 Bolton Street		
Total Square Footage of Proposed Structure/Area: 300 sq Ft	Square Footage of Lot: 1,195	Number of Stories: 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 186 D013	Applicant: (must be owner, lessee or buyer) Name: Brad Kutner Address: 63 Bolton Street City, State & Zip: Portland, ME	Telephone: 207-408-2023 207-838-3645
RECEIVED JUL 25 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name: Address: City, State & Zip:	Cost of Work: \$ (700.00) C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
	Current legal use (i.e. single family) _____ Number of Residential Units: 2 If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: Adding Deck Deck contractor confirmed the 2 family use	
Contractor's name: Talty Construction Email: _____ Address: 92 B Stanford St talty construction City, State & Zip: South Portland, ME Telephone: 207-408-2023 Who should we contact when the permit is ready: Talty Construction Telephone: 207-408-2023 Mailing address: 92 B Stanford Street		

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.

and 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: _____ Date: 07/25/2012

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 33383
Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/25/2012
Receipt Number: 46318

Receipt Details:

Referance ID:	7387	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-07-4534-ALTR - Construct a deck			
Additional Comments: 63 Bolton			

Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 186 D013001
Land Use Type TWO FAMILY
Property Location 63 BOLTON ST
Owner Information KUCHTA BRAD & TISHA EADIE JTS
 63 BOLTON ST
 PORTLAND ME 04102
Book and Page 24751/338
Legal Description 186-D-13
 BOLTON ST 63-65
Acres 0.1098

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 26978 **OWNER OF RECORD AS OF APRIL 2012**
 KUCHTA BRAD &
 TISHA EADIE JTS
 63 BOLTON ST
 PORTLAND ME 04102
LAND VALUE \$85,500.00
BUILDING VALUE \$148,800.00
NET TAXABLE - REAL ESTATE \$234,300.00
TAX AMOUNT \$4,409.54

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1900
Style/Structure Type OLD STYLE
Stories 2
Units 2
Bedrooms 4
Full Baths 2
Total Rooms 10
Attic FULL FINSH
Basement FULL
Square Feet 2016

[View Sketch](#) [View Map](#) [View Picture](#)



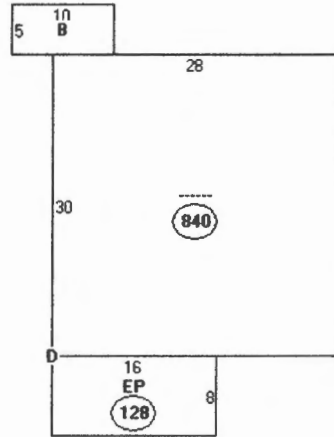
Outbuildings/Yard Improvements:

Building 1
Year Built 1900
Structure SHED-METAL
Size 10X12
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
1/12/2007	LAND + BUILDING	\$224,000.00	24751/338
12/10/2003	LAND + BUILDING	\$234,000.00	20658/299

New Search



Descriptor/Area	Value
A: -----	840
B: EP	50
C: EP	128
D: RS2	120
	<u>120</u>
	+ 305
	<u>1443 #</u>

[Handwritten signature]

$10 \times 30.5 = 305$

$4785 \# \times 40\% = 1914 \# \text{ MAX}$

186-D-13

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 20658 PAGE 299 COUNTY Cumberland
PLAN BOOK 10 PAGE 89 LOT 53

ADDRESS: 63 Bolton Street, Portland, Maine

Job Number: 594-30

Buyers: Brad Kuchta & Trisha Eadre

Inspection Date: 12-28-06

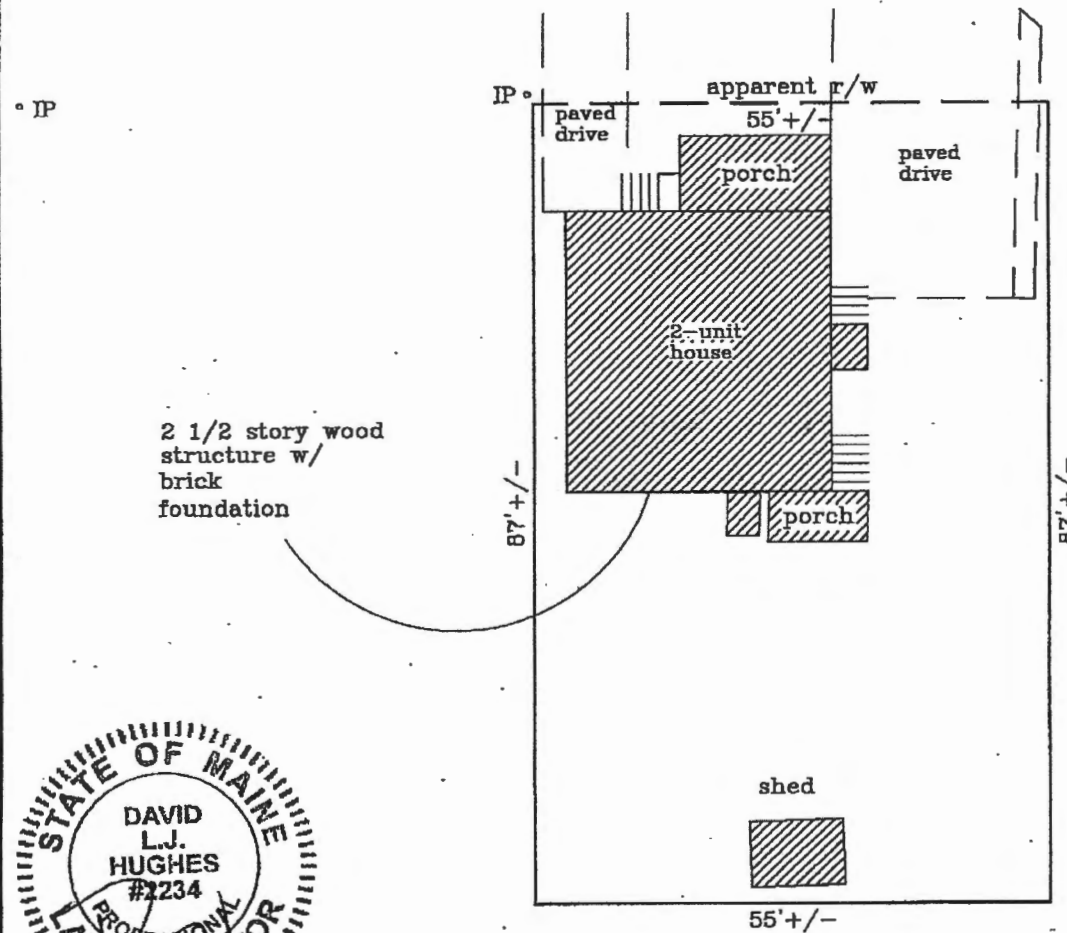
Scale: 1" = 20'

Sellers: Christopher & Kelli Smith

Client File #: 06-1702

to Congress St.

Bolton Street



2 1/2 story wood structure w/ brick foundation



RECEIVED

SEP 13 2012

Dept. of Building Inspections
City of Portland Maine

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co, LLC., True
North Mortgage, and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone

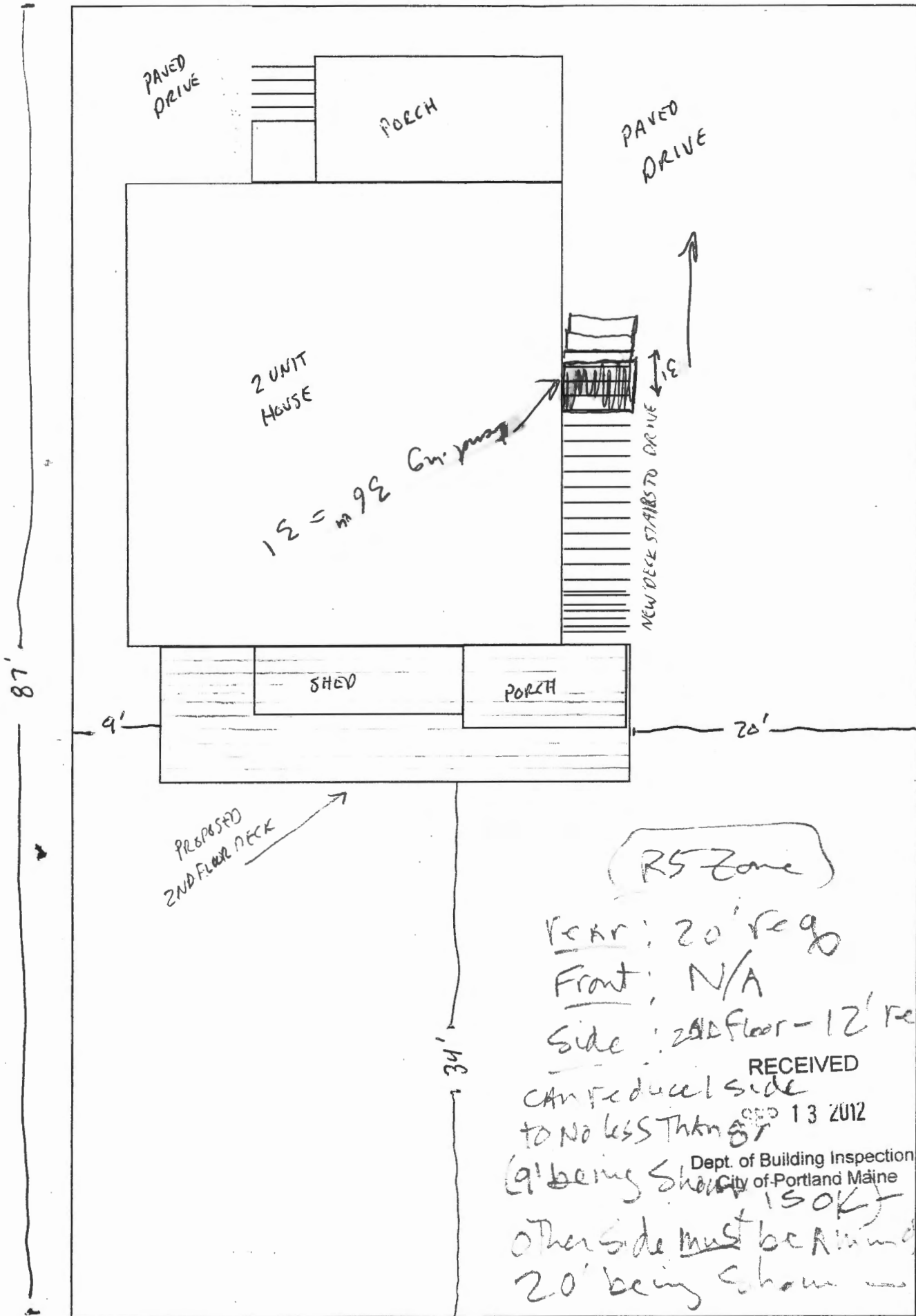
207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

55' +/-

BOLTON ST



R-5

(R5 Zone)

Rear: 20' req

Front: N/A

Side: 2nd Floor - 12' req

RECEIVED

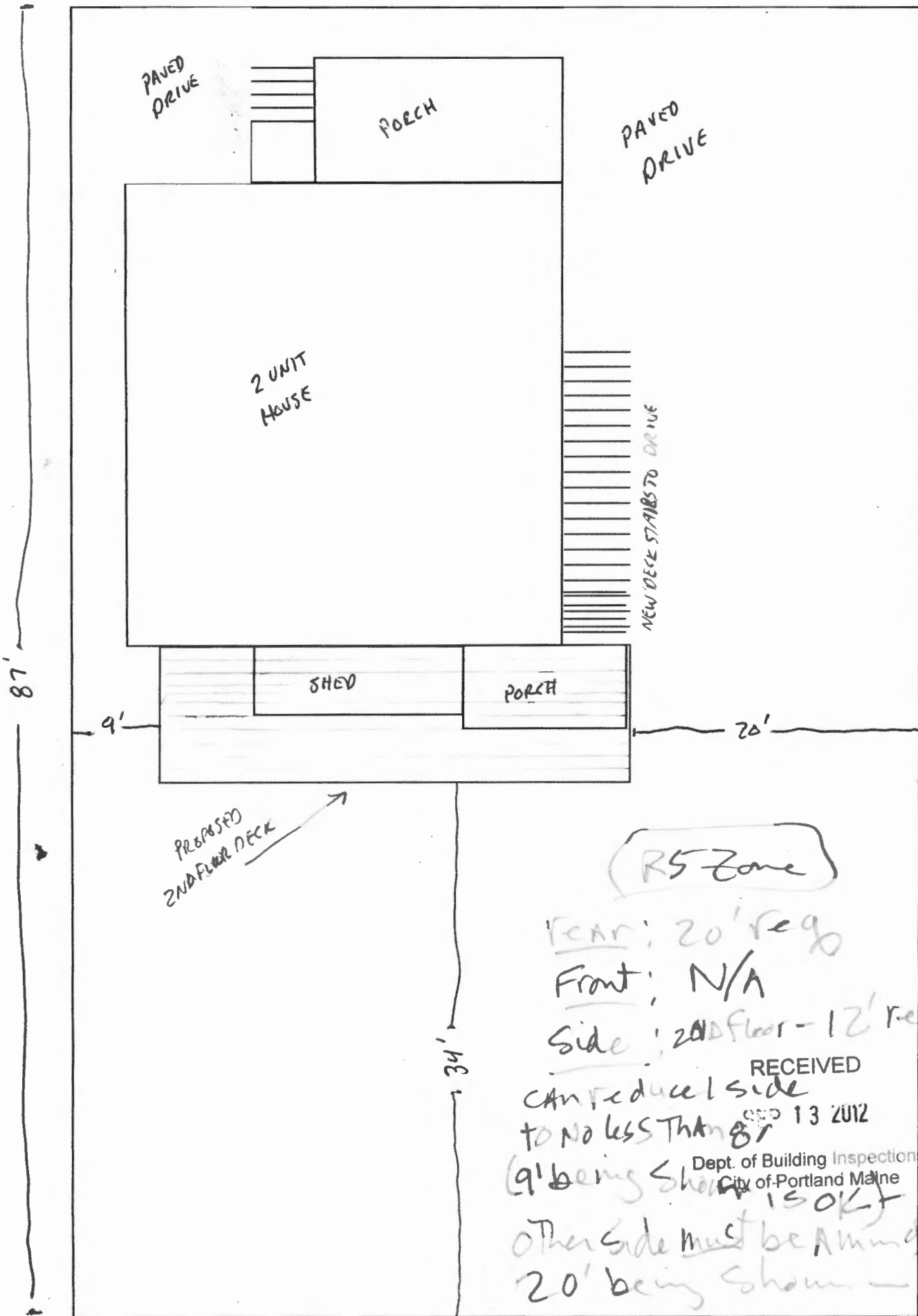
CAN reduce side to no less than 8' ^{SEP 13 2012}

Dept. of Building Inspections
City of Portland Maine

(9' being shown 15' OK)
Other side must be around 15' -
20' being shown - OK

55' +/-

BOLTON ST



(R5 Zone)

REAR: 20' req
 Front: N/A
 Side: 2nd floor - 12' req -

RECEIVED

CAN reduce side
 to no less than 8'

SEP 13 2012

Dept. of Building Inspections
 City of Portland Maine

(9' being shown) IS OK
 other side must be a minimum of 15' -
 20' being shown - OK

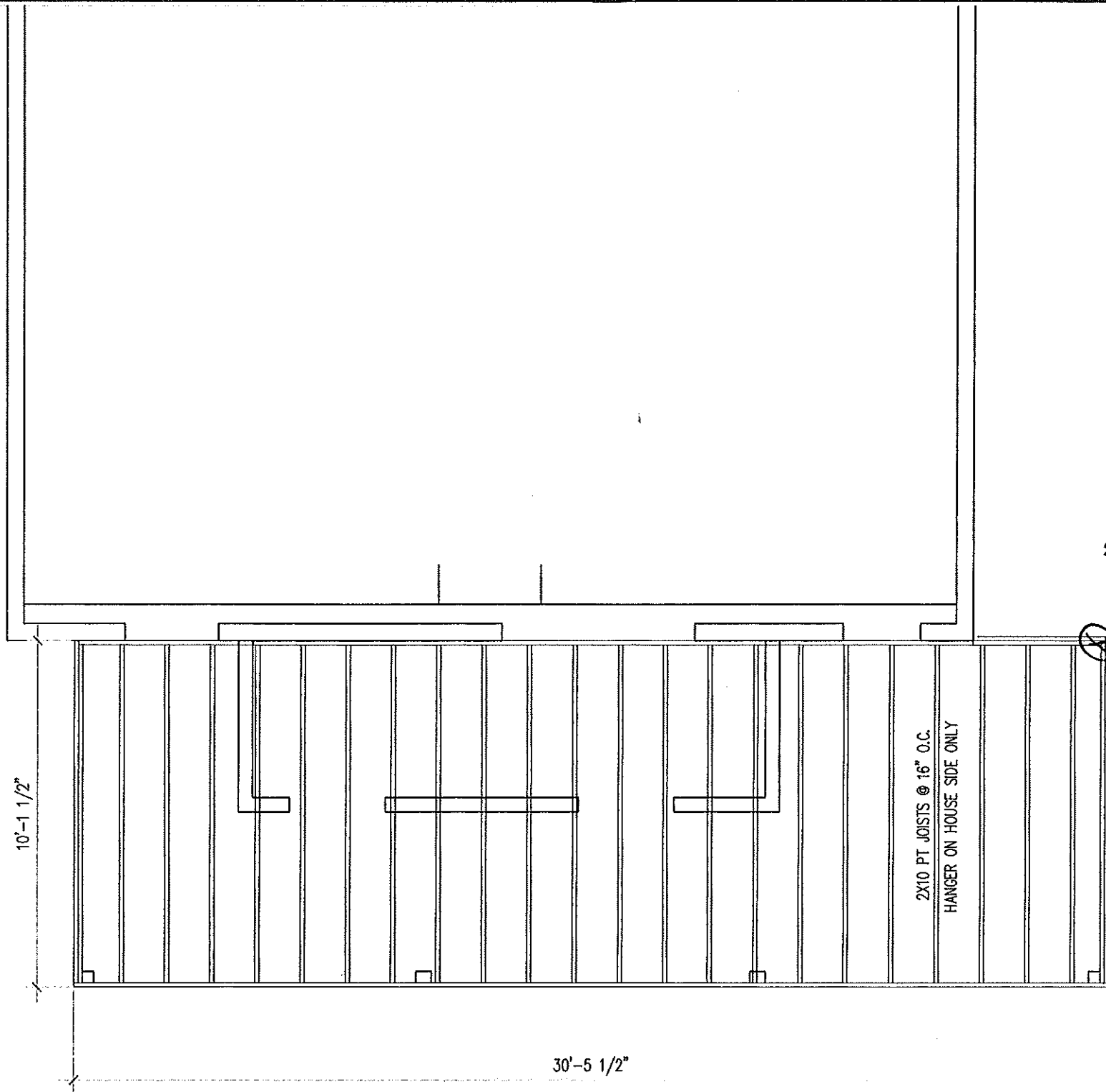
62 Bolton

09/25/2012: Hold: landing required at 12 feet in height, min. railing height, & beam max span, JGR.

RECEIVED

OCT 30 2012

Dept. of Building Inspections
City of Portland Maine



11/20/12
 * Post down to 4- Foot Frost
 (3) 2x10x Beam for / between
 - cork " Sand Tube"
 - Ledger connection per code
 - Glazing & caulking window
 JGR

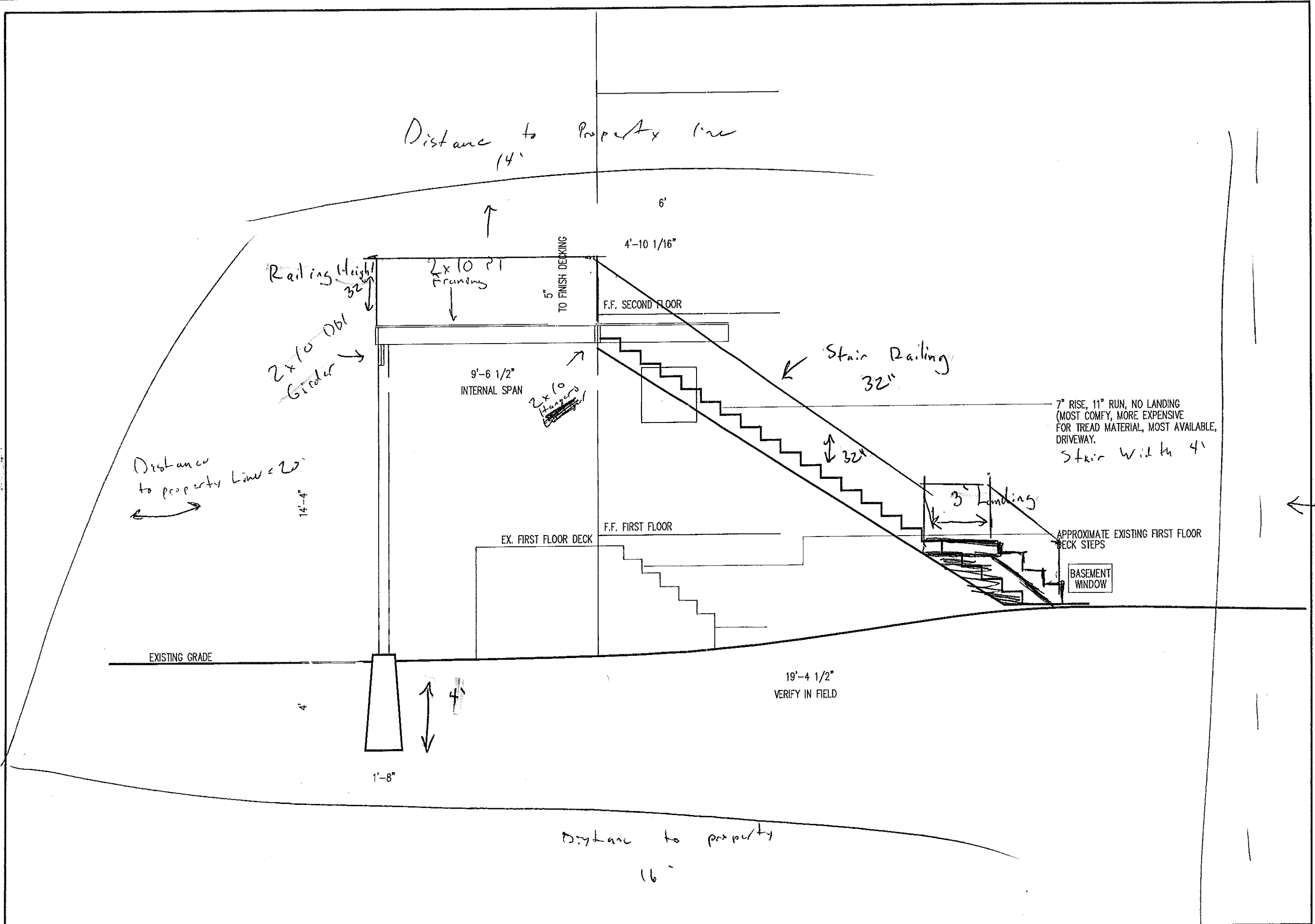
62 BOLTON STREET RESIDENCE
 portland, maine

pr
 portland
 renovations
 www.portlandrenovations.com

107 anderson street
 portland, maine - 04101
 t 207.775.2257
 f 207.775.2258

title	
PLAN	
by	RvW
date	04.06.12
scale	1/4"=1'-0"
number	

A-1



107 anderson street
 portland, maine 04101
 1.207.775.2267
 1.207.775.2268
 www.portlandrenovations.com

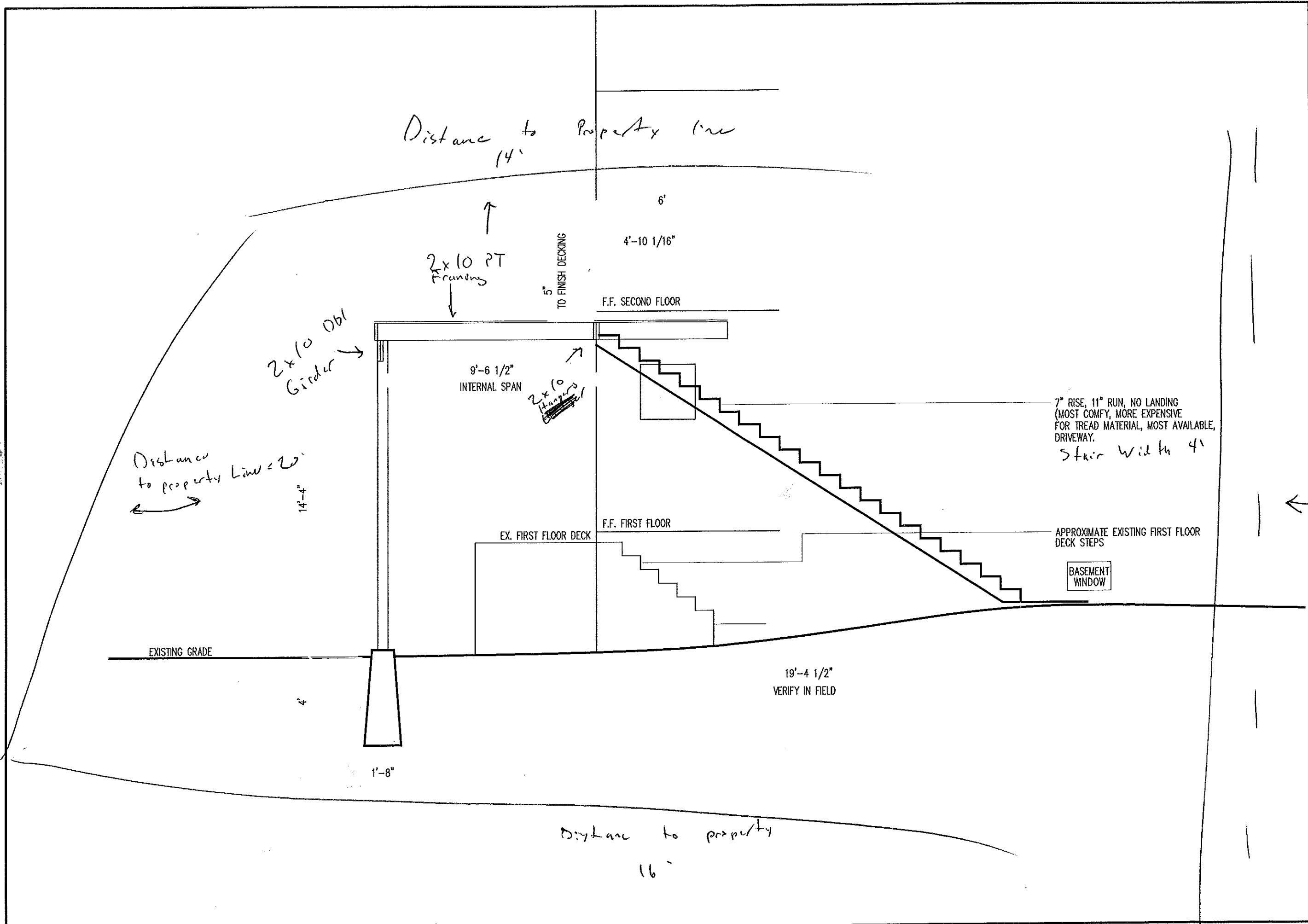
pr
 portland
 renovations

62 BOLTON STREET RESIDENCE
 portland, maine

title
PLAN

by RvW
 date 04.06.12
 scale 1/4"=1'-0"
 number

A-1



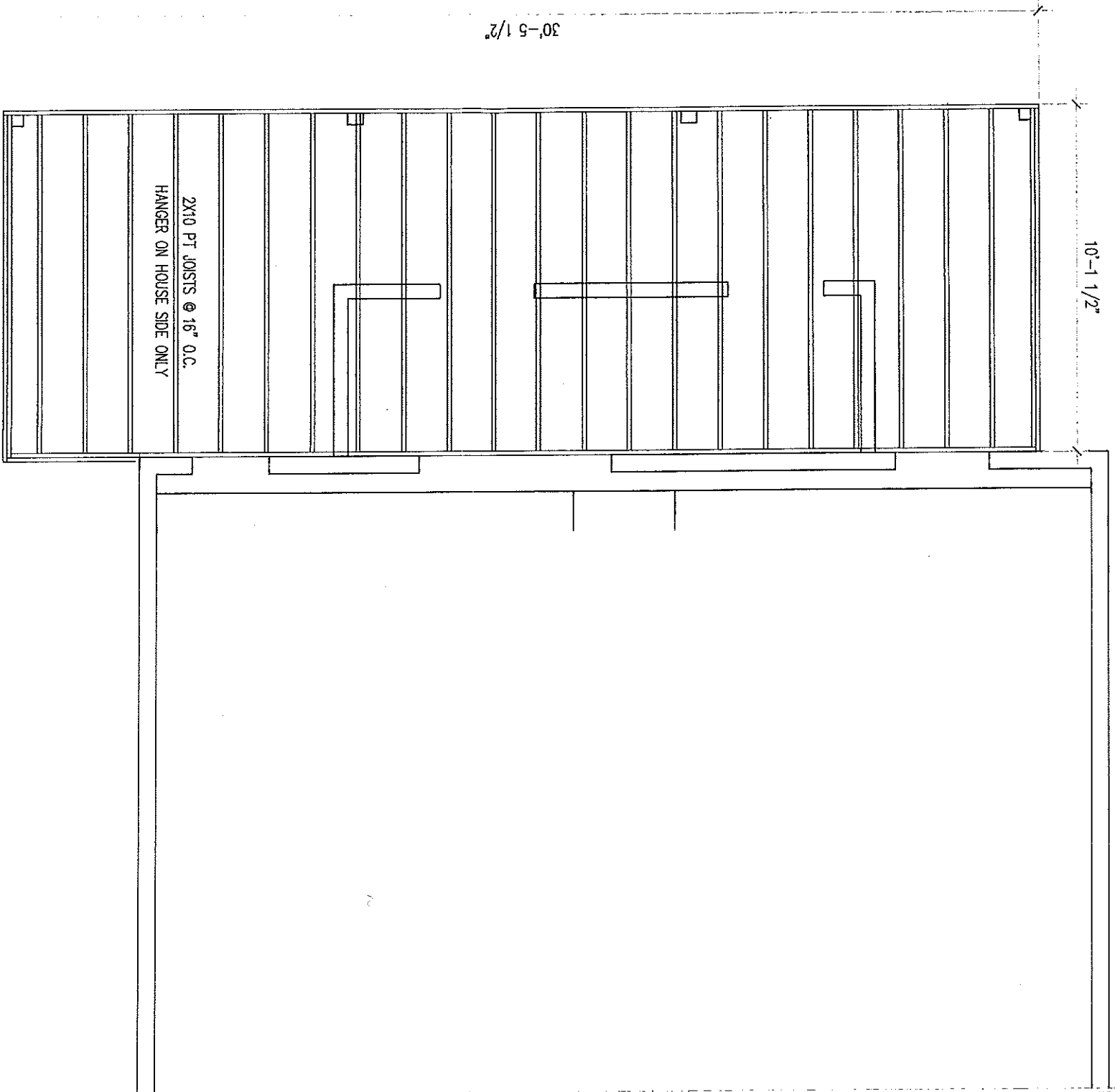
107 anderson street
 portland - maine - 04101
 207.775.2257
 207.775.2288
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63 BOLTON STREET RESIDENCE
 portland, maine

title
PLAN
 by RW
 date 04.06.12
 scale 1/4"=1'-0"
 number

A-1



A-1

number

scale 1/4"=1'-0"

date 04.08.12

by RWM

PLAN

title

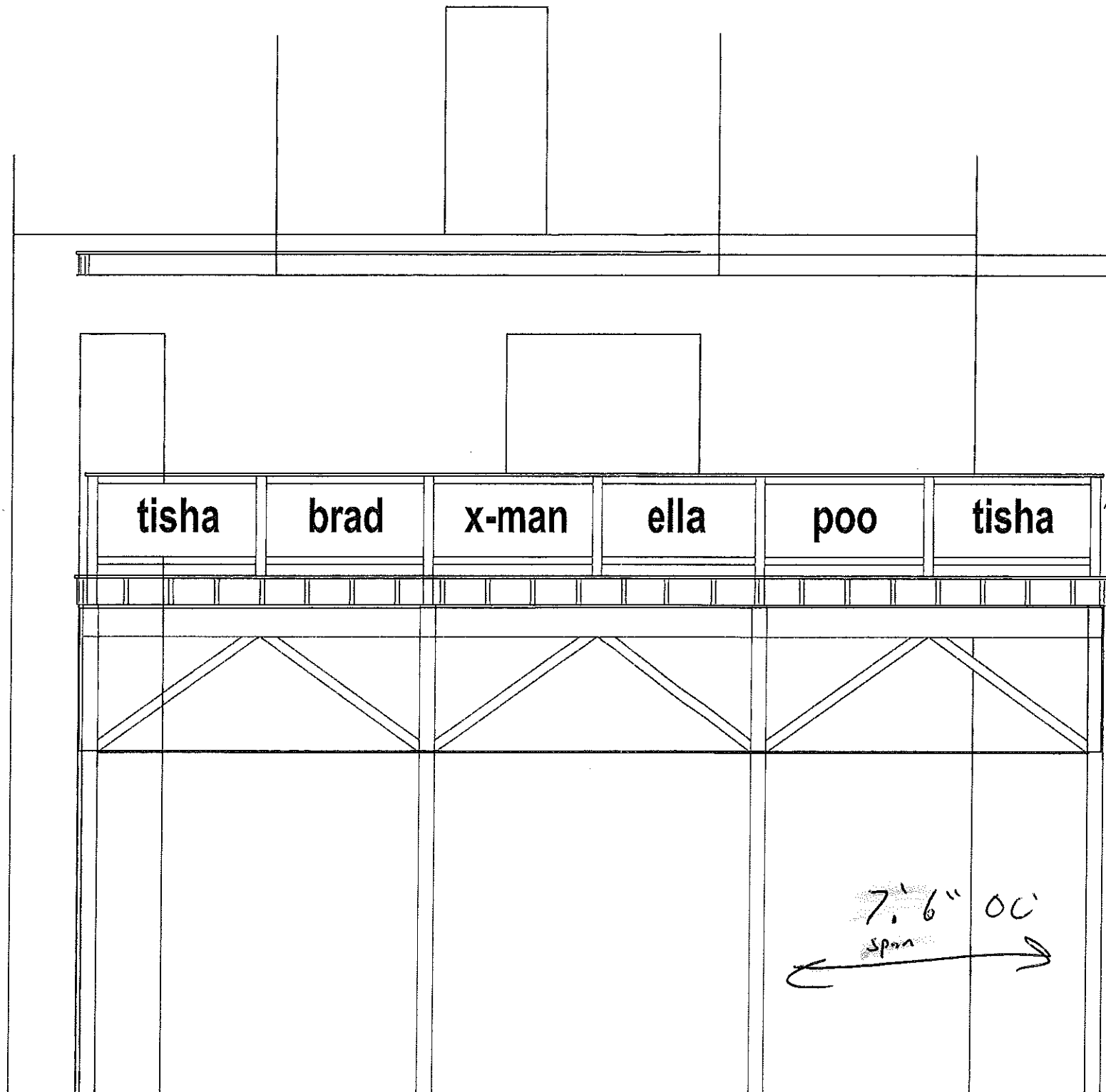
62 BOLTON STREET RESIDENCE

portland, maine

pr
portland
renovations

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portland, maine 04101
1.207.753.2287
www.portlandrenovations.com

14'-4"



Railing Height = 32"
 Ballaster Spacing = 4"
 Stair Railing = 32"

2x10 DBL Gorder Beam
 Max Span 12'

6x6 Post
 Max Span = 12'

7.6" OC
 span

107 anderson street
 portland ME 04101
 (207) 775-2287
 (207) 775-2288
 www.portlandreno.com

pr
 portland
 renovations

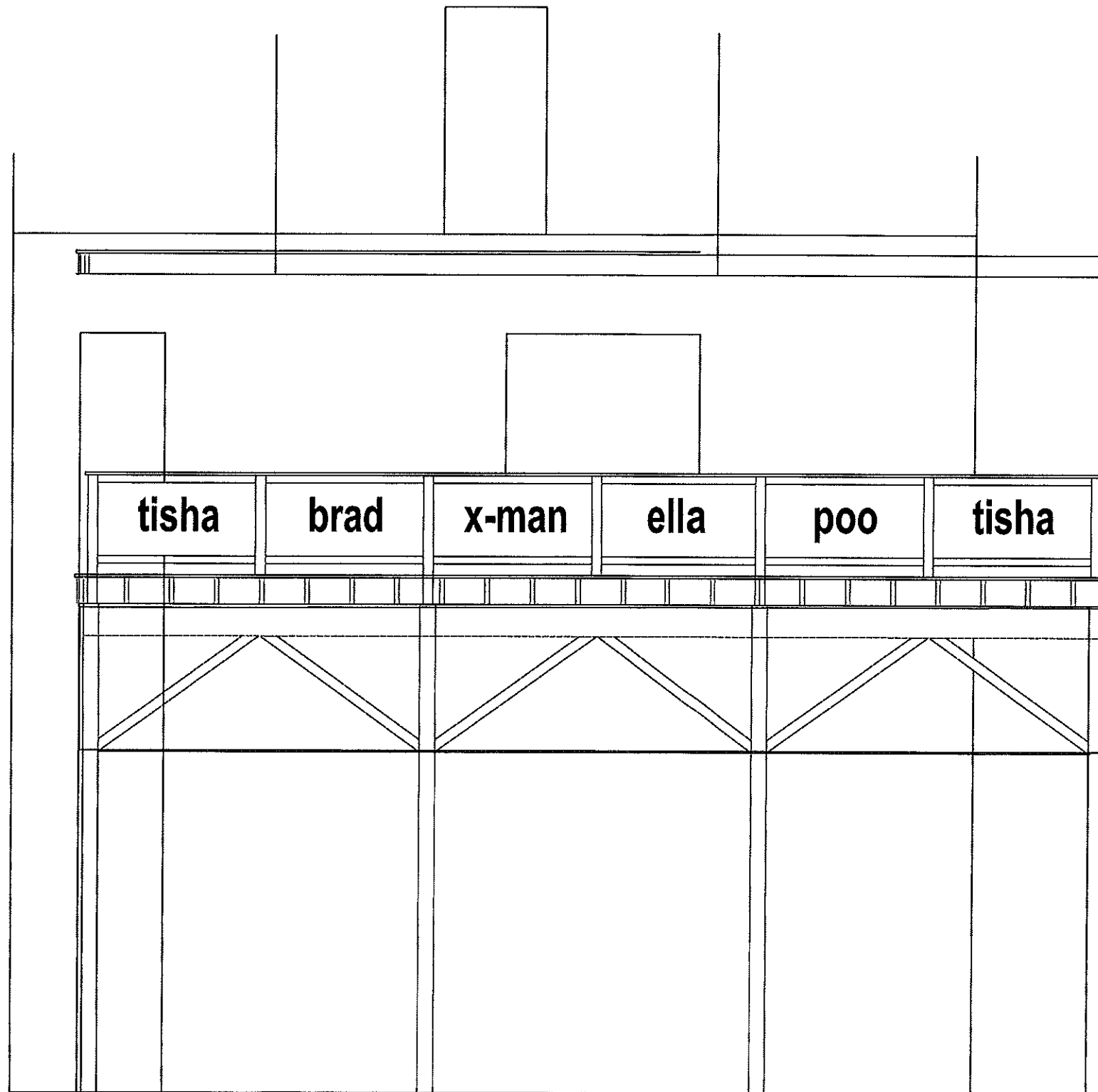
BOLTON STREET RESIDENCE
 portland, maine

title
PLAN

by RvW
 date 04.06.12
 scale 1/4"=1'-0"
 number

A-1

14'-4"



Railing Height = 32"
 Baluster Spacing = 4"
 Stair Railing = 32"

6x6 post

107 anderson street
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 (207) 775 2267
 (207) 775 2268
 www.portlandrenovations.com

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 renovations

BOLTON STREET RESIDENCE
 portland, maine

63

title

PLAN

by R/W

date 04.06.12

scale 1/4" = 1'-0"

number

A-1