

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that CATHERINE E» RIELLY

Located At 59 BRADLEY

Job ID: 2011-08-1863-ALTR

CBL: 188 - - C - 018 - 001 - - - -

has permission to Build 10' x 20' deck

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

**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](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. Setback and tube depth inspection required prior to pouring concrete.
  2. Framing and final inspection required. These can be completed at the same time as long as the framing is visible.

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: 2011-08-1863-ALTR

Located At: 59 BRADLEY

CBL: 188 - - C - 018 - 001 - - - - -

## **Conditions of Approval:**

### **Zoning**

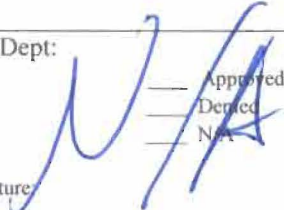

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The carrying girder must be a minimum of 2-2" x 12"-s.
3. The maximum riser height is 7 3/4".

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

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

Job No: 2011-08-1863-ALTR	Date Applied: 8/2/2011	CBL: 188 - - C - 018 - 001 - - - - -	
Location of Construction: 59 BRADLEY ST	Owner Name: EAMON BRANDON	Owner Address: 59 Bradley Street, Portland, ME 04102	Phone: (505) 803-0680
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: alterations to a single family	Zone: R-3
Past Use: Single family	Proposed Use: Same: single family - to add a deck on the rear	Cost of Work: \$1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: 2.3 Use Group: SB Type: IRC 09
		Signature: 	Signature: 
Proposed Project Description: 355 sq. ft. deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></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><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>8/9/11</i></p>	<p><b>Zoning Appeal</b></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>Date: <i>8/9/11</i></p>	<p><b>Historic Preservation</b></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: <i>8/9/11</i></p>
	<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 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	PHON



2011 08 1863

By  
Mg!



# 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.

*in Gal*

Location/Address of Construction: <u>59 Bradley St</u>		
Total Square Footage of Proposed Structure/Area <u>355 ft<sup>2</sup></u>	Square Footage of Lot <u>8400</u> <sup>6975 #</sup>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# _____ Block# <u>C</u> Lot# <u>92</u> <i>188 C 018</i> <i>municipal lot #18</i>	Applicant * <b>must be owner, Lessee or Buyer</b> Name <u>Eamon Brandon</u> Address <u>59 Bradley St</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(505) 803 0680</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u><del>2000</del> 1000</u> C of O Fee: \$ <u>30</u> Total Fee: \$ <u>1030</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>deck</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: _____		
<b>RECEIVED</b> AUG - 2 2011		
Contractor's name: <u>Eamon Brandon</u>		
Address: <u>59 Bradley St</u>		
City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>(505) 803-0680</u>		
Who should we contact when the permit is ready: <u>Eamon Brandon</u> Telephone: <u>(505) 803-0680</u>		
Mailing address: <u>Same as above</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.**

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: Eamon Brandon Date: 7/28/11

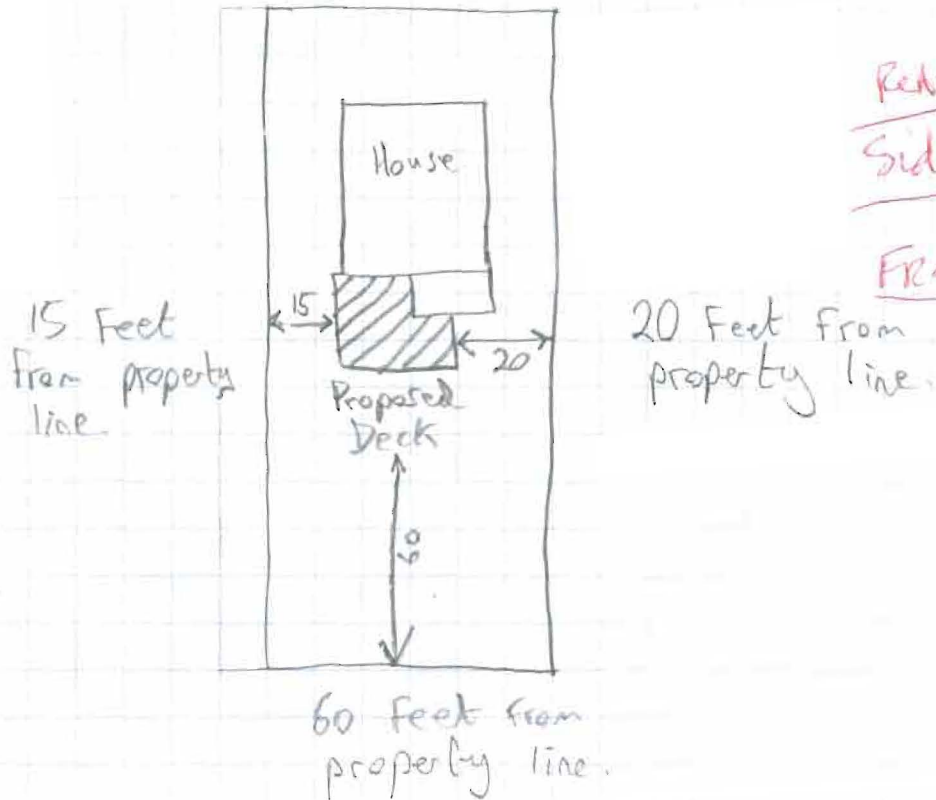
**This is not a permit; you may not commence ANY work until the permit is issued**

①

60' x 140' = 59 Bradley SE. plot.

← Bradley SE. →

R-3



Rear: 25' min - 60' max  
Side: 8' min - 15' + 20' given  
Front: N/A

②

## Foundation System

- (A) 8" concrete forming tubes.
- (B) 4" below grade.
- (C)
- (D) Spacing - location of tubes  
see plan

## ③ Framing Members:

- (A) Columns = 4" x 4"
- (B) Not attached to building. Free standing deck.
- (C)
- ~~(D)~~ 2 x 12 <sup>per 2x12s</sup> 8 FT spans 2 FT overhang.
- ~~(E)~~ 2 x 10 16 inch center spacing  
4 FT spans.  
joist on hangers.

## ④ Guardrails + handrail detail

- (A) Guardrail height - 36" ✓
- (B) Baluster spacing - 4" ✓
- (C) Handrail height - 42" ✓

5. Stair Details

A) tread depth  
12"

B) Riser height 8" — Need  $7\frac{3}{4}$ "

C) nosing on tread

D) width of stairs  
48"



Scale 1 square = 1 FT

Deck raised 4' above ground level

Foundation #8, 8" concrete solid tubes

Total Deck Area - 355 FT<sup>2</sup>

