

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUANCE

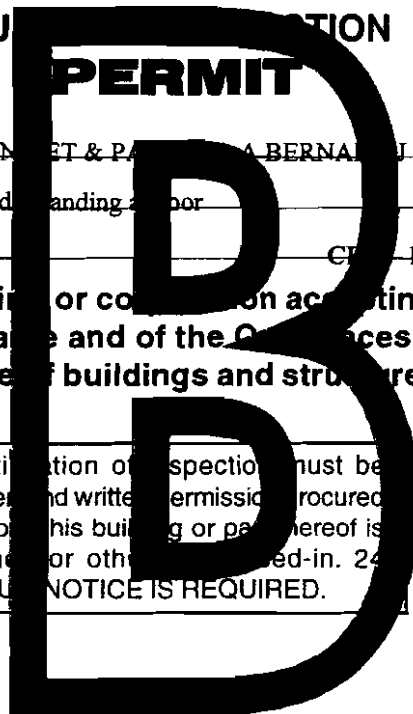
BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 101162
OCT 12 2010

This is to certify that BERNARD RICHARD P J VINEY ET & PARTNER A BERNARD J
has permission to replace front exterior steps add landing floor **City of Portland**
AT 13 LASSELL ST CE 191 B011001

provided that the person or persons, firm or corporation accepting this permit shall comply with 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 with 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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR 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 _____

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: 10-1162	Issue Date:	CBL: 191 B011001
-----------------------	-------------	---------------------

Location of Construction: 13 LASSELL ST	Owner Name: BERNARD RICHARD P J VN VE	Owner Address: 13 LASSELL ST	Phone:
Business Name:	Contractor Name: Stone Cottage Contracting / Sam Zu	Contractor Address: 103 Beacon Street Portland	Phone: 2077121187
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - replace front exterior steps add 3' landing at door	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 3	5805 #
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2009		

Proposed Project Description: replace front exterior steps add 3' landing at door	Signature:	Signature:
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: ldobson	Date Applied For: 09/16/2010	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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</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	<p>Historic Preservation</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
	<p>Date: 3/23/10</p>	<p>Date:</p>	<p>Date:</p>

PERMIT ISSUED

OCT 12 2010

City of Portland

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 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 PHONE

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing and final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1162	Date Applied For: 09/16/2010	CBL: 191 B011001
-----------------------	---------------------------------	---------------------

Location of Construction: 13 LASSELL ST	Owner Name: BERNARD RICHARD P J VN VE	Owner Address: 13 LASSELL ST	Phone:
Business Name:	Contractor Name: Stone Cottage Contracting / Sam Zu	Contractor Address: 103 Beacon Street Portland	Phone: (207) 712-1187
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - replace front exterior steps add 3' landing at door	Proposed Project Description: replace front exterior steps add 3' landing at door
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/23/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.			
2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
4) 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: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) Fastener schedule per the IRC 2003			

Comments:
9/23/2010-mes: Allowed undr 14-440
10/12/2010-jrioux: Contractor st. the deck floor joist will sit on a solid beam or approved "hangers" positive connection; advised Contractor of 4' frost protection.



General Building Permit Application

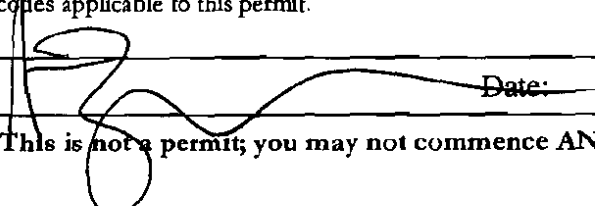
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>13 Lassell St, Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>525</u>	Square Footage of Lot <u>6750</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>191</u> Block# <u>B</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Richard Benard</u> Address <u>13 Lassell St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>2500</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace front entrance steps, Add 3' landing at door.</u>		
Contractor's name: <u>STONE COTTAGE CONTRACTING, INC.</u>		
Address: <u>103 Beacon St, B</u>		Telephone: <u>207 712-1187</u>
City, State & Zip <u>Portland ME 04103</u>		Telephone: <u>712-1187</u>
Who should we contact when the permit is ready: <u>Sam Zuckerman</u>		Telephone: <u>712-1187</u>
Mailing address: <u>Same</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

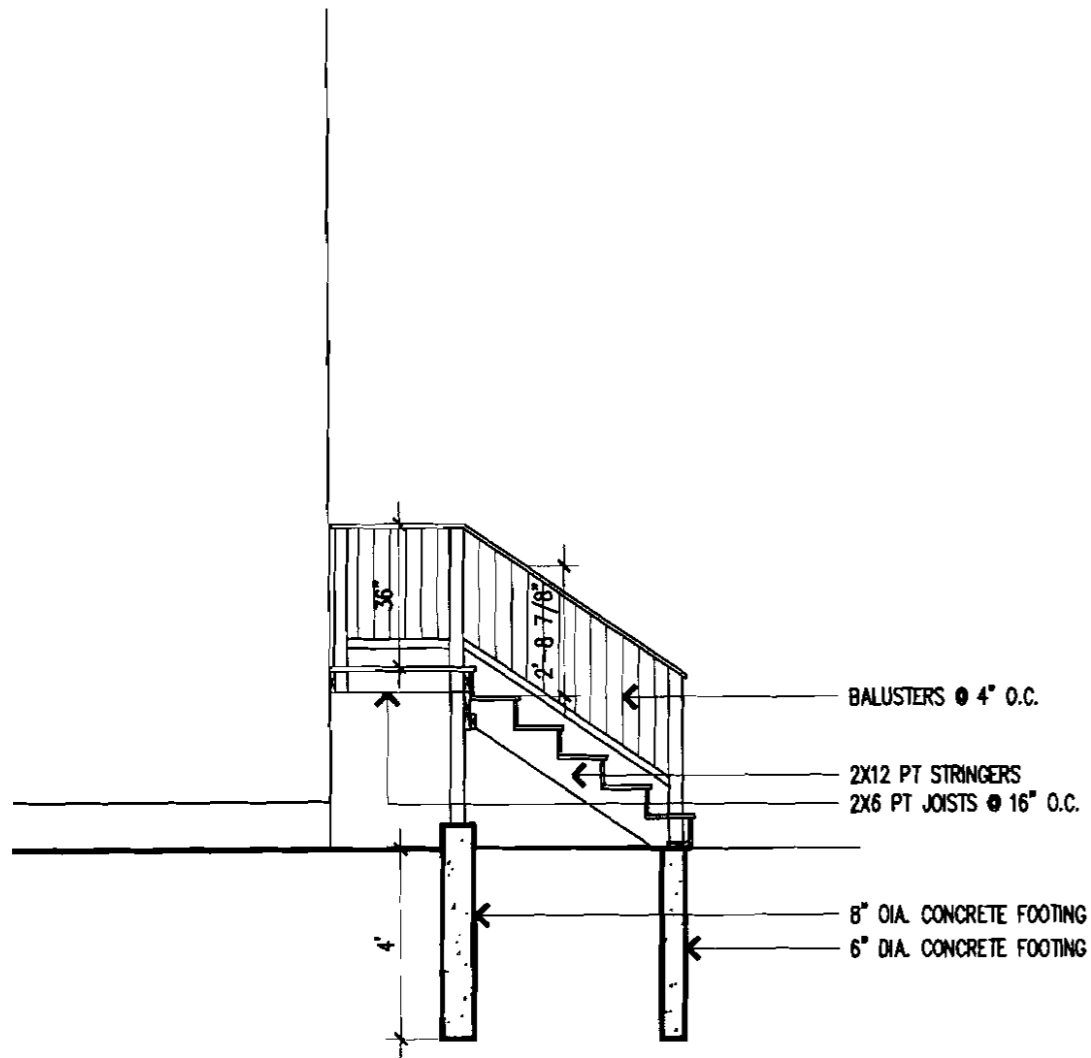
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 	Date: _____
--	-------------

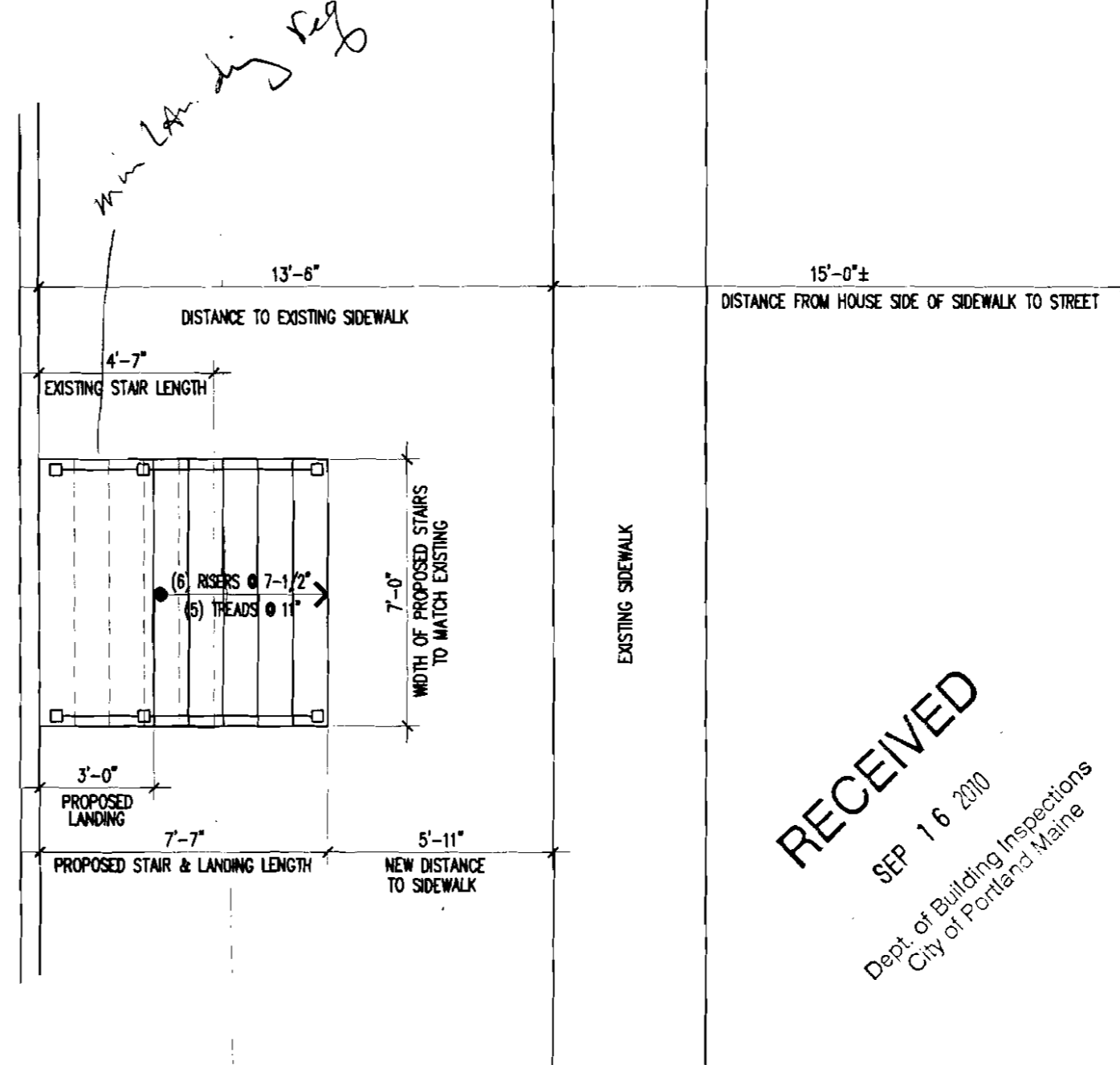
This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED
9/16/2010
SEP 16 2010

Dept. of Building Inspections
City of Portland Maine



ELEVATION



PLAN

RECEIVED
 SEP 16 2010
 Dept. of Building Inspections
 City of Portland Maine

13 → **LASSELL STREET**

Stone Cottage Contracting

485 Jackson Street
 Portland, Maine 04103
 1.207.751.1187

lassell street residence
 portland, maine

NEW ENTRY
 STAIRS &
 LANDING

BY RWV

DATE 8.15.10

SCALE 1/4" = 1'-0"

PROJECT

A1



191 B008

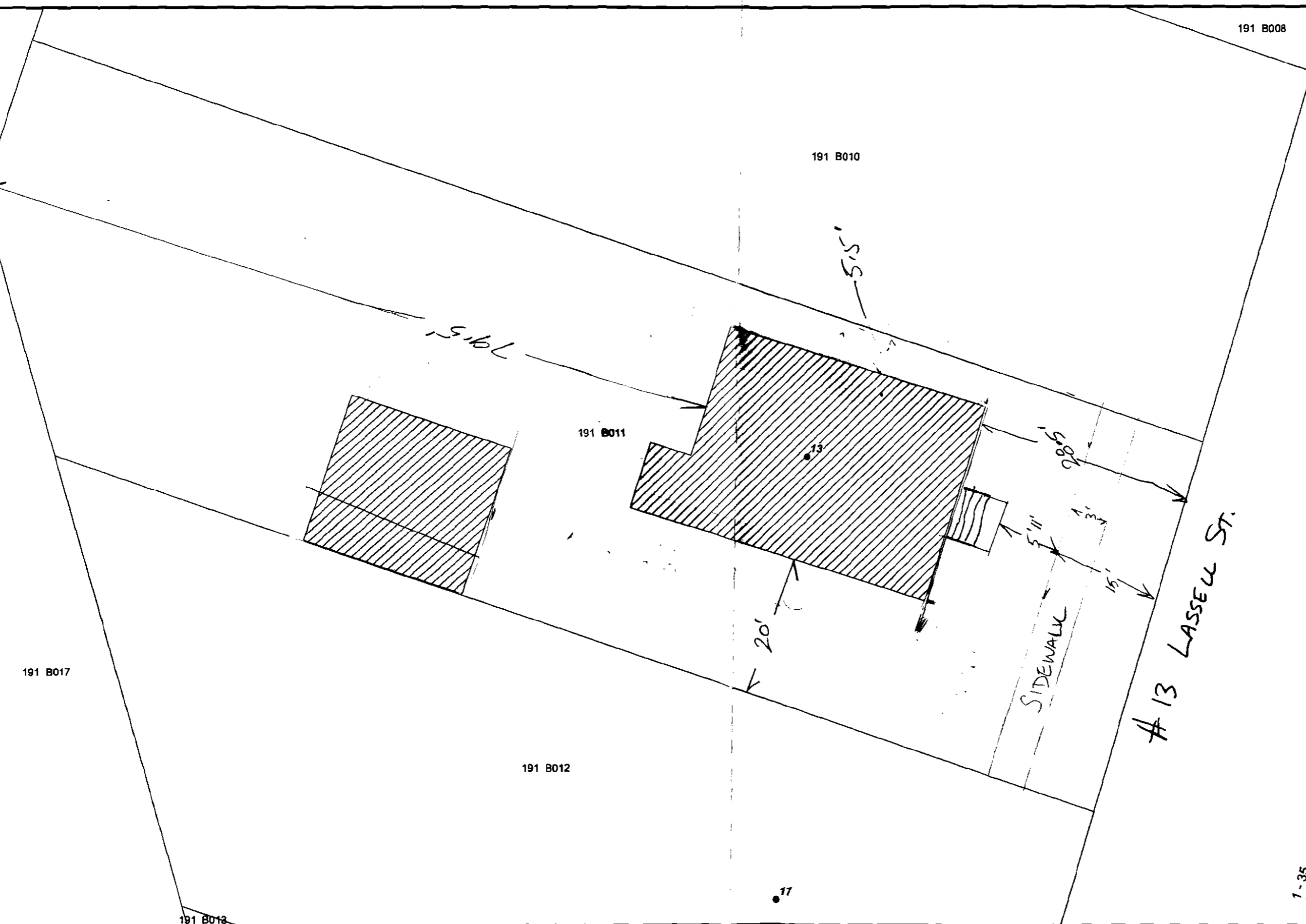
191 B010

191 B011

191 B012

191 B017

191 B018



RECEIVED
 SEP 16 2010
 Dept. of Building Inspections
 City of Portland Maine

1 inch = 13 feet



Map Produced by the City of
 Portland's ArcGIS Server
 Web Application.

1-35

for such setback reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds within sixty (60) days of the planning board's grant of the reduction. Failure to record such instrument within the required time period shall render the reduction null and void.

(Ord. No. 227-97, 3-17-97)

Sec. 14-440. Exterior egress.

Notwithstanding any other provision of this Code, the building authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the building authority that:

Bldg is early 1900'S

(a) There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair;

(b) The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs;

(c) Reductions to setbacks granted under this section shall be the least amount required to meet life safety code requirements; and *3' landing for safety is remain*

(d) Exterior stairways on buildings subject to regulation under article IX of this chapter shall require review and approval under the provisions of that article.

(Ord. No. 181-98, 1-5-98)

- Sec. 14-441. Reserved.
- Sec. 14-442. Reserved.
- Sec. 14-443. Reserved.
- Sec. 14-444. Reserved.



RECEIVED

SEP 16 2010

Dept. of Building Inspections
City of Portland and Maine