

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT ISSUED**  
Permit Number: 101312  
NOV 23 2010  
CITY OF PORTLAND

This is to certify that RIGGS CHARLES & ANNE RIGGS JTS Martin Builders, LLC (Be  
has permission to Add a 6' x 10' Mudroom in place of the existing covered entry  
AT 127 WOLCOTT ST OBI 192 K04000

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 written permission procured before this building or part thereof is lathed or otherwise closed-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

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 10-20 20 10 \_\_\_\_\_

Received from Ben Motta Builder

Location of Work 127 Woodlot +

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 80

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 19211-10

Check #: 1030 Total Collected \$ 80

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

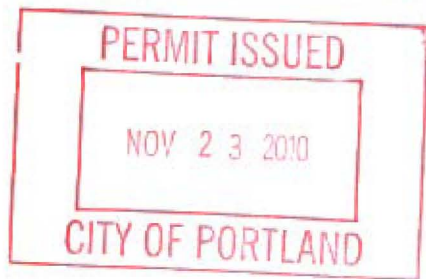
Permit No: 10-1312	Issue Date:	CBL: 192 K040001
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Location of Construction: 127 WOLCOTT ST	Owner Name: RIGGS CHARLES & ANNE RIGG	Owner Address: 127 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Mortin Builders, LLC /Ben Morton	Contractor Address: 144 Conesca Road Raymond	Phone: 2077666179
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Add a 6' x 10' Mudroom in place of the existing covered entry	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 3
Proposed Project Description: Add a 6' x 10' Mudroom in place of the existing covered entry		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB IRG, 2005	
		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: Idobson	Date Applied For: 10/20/2010	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/21/10 <i>AKA</i>	Zoning Appeal <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:	Historic Preservation <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 Date: <i>ABU</i>
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**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

11.29.2010

Set Bales ~~enginer~~ confirmare

2-4' precizat IN-

Sigara pe permit - JMK



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

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

Permit No: 10-1312	Date Applied For: 10/20/2010	CBL: 192 K040001
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Location of Construction: 127 WOLCOTT ST	Owner Name: RIGGS CHARLES & ANNE RIGG	Owner Address: 127 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Mortin Builders, LLC /Ben Morton	Contractor Address: 144 Conesca Road Raymond	Phone (207) 766-6179
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Single Family Home - Add a 6' x 10' Mudroom in place of the existing covered entry	Proposed Project Description: Add a 6' x 10' Mudroom in place of the existing covered entry
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/21/2010

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

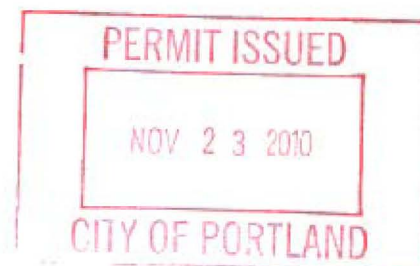
**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 11/19/2010

**Note:** **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

11/19/2010-jrioux: Contractor stated steps are less than 30 above grade, a 2X8" header will be used on a 5' span; a graspable handrail will be installed; (2) 2X10" rim joist (beam) will be used with a 6 foot span.



## 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 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.

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

Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

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.





# 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>127 Wolcott Street</u>		
Total Square Footage of Proposed Structure/Area <u>600 SF</u>	Square Footage of Lot <u>9180</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>192</u> Block# <u>K</u> Lot# <u>40</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Ann + Chuck Riggs</u> Address <u>127 Wolcott St.</u> City, State & Zip <u>Portland</u>	Telephone: <u>831-6196</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</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>Mudroom</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add a 6'x10' unheated mudroom in place of the existing covered entry.</u>		
Contractor's name: <u>Ben Morton Builder LLC</u> Address: <u>144 Conesca Rd</u> City, State & Zip <u>Raymond, ME 04071</u> Telephone: <u>207-746-6179</u> Who should we contact when the permit is ready: <u>Ben Morton</u> Telephone: <u>207-746-6179</u> Mailing address: <u>144 Conesca Rd Raymond, ME 04071</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: [Signature] Date: 10/15/10

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

**RECEIVED**  
OCT 20 2010  
Dept. of Building Inspections  
City of Portland Maine



R-3

lot size - 9307 sq ft

front 25' min - 27' 5" min on existing plat plat (OK)

rear 25' min - 101' 5" min on " (OK)

side - 8' - single bay - 13' 5" min (OK)

lot coverage = 35% = 3257.45

existing base - 710

garage - 240

addition - 60

1010 (OK)

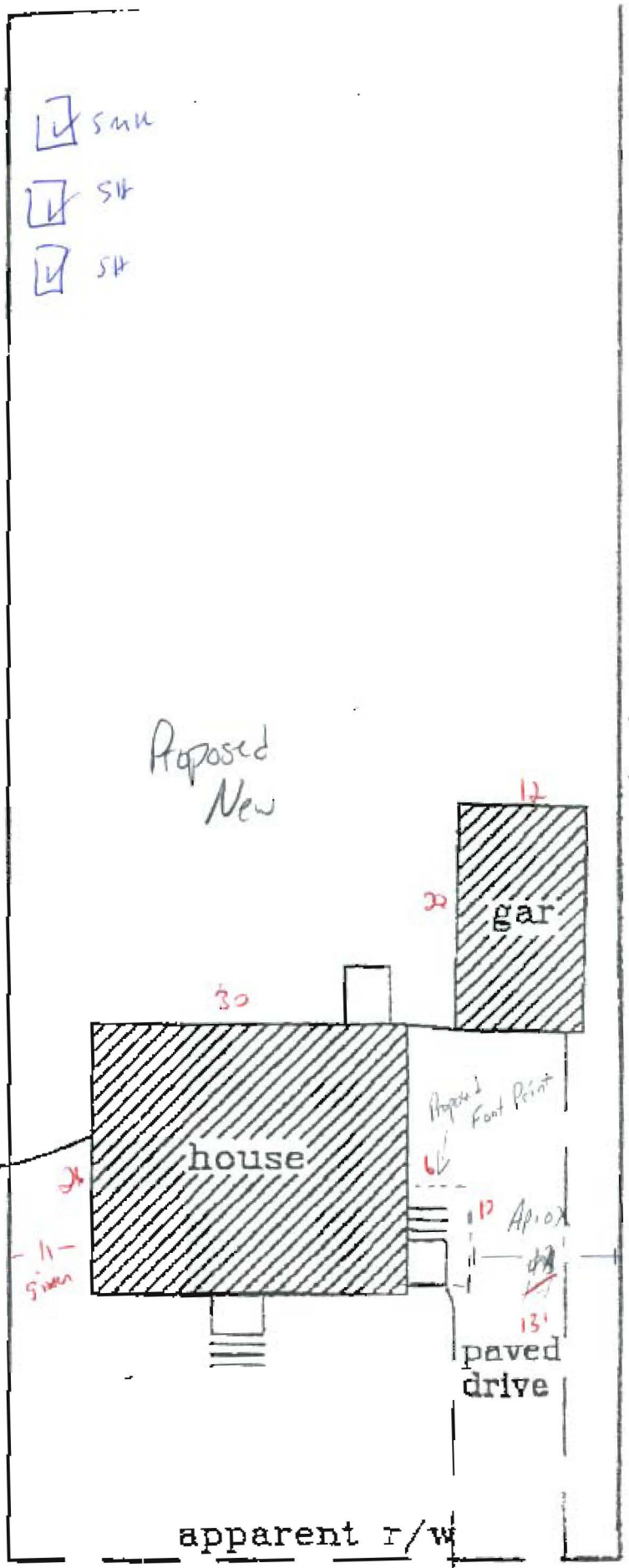
1 1/2 story wood structure w/ concrete foundation

153' +/-

Proposed New

157' +/-

- ☑ sink
- ☑ SH
- ☑ SH



apparent r/w

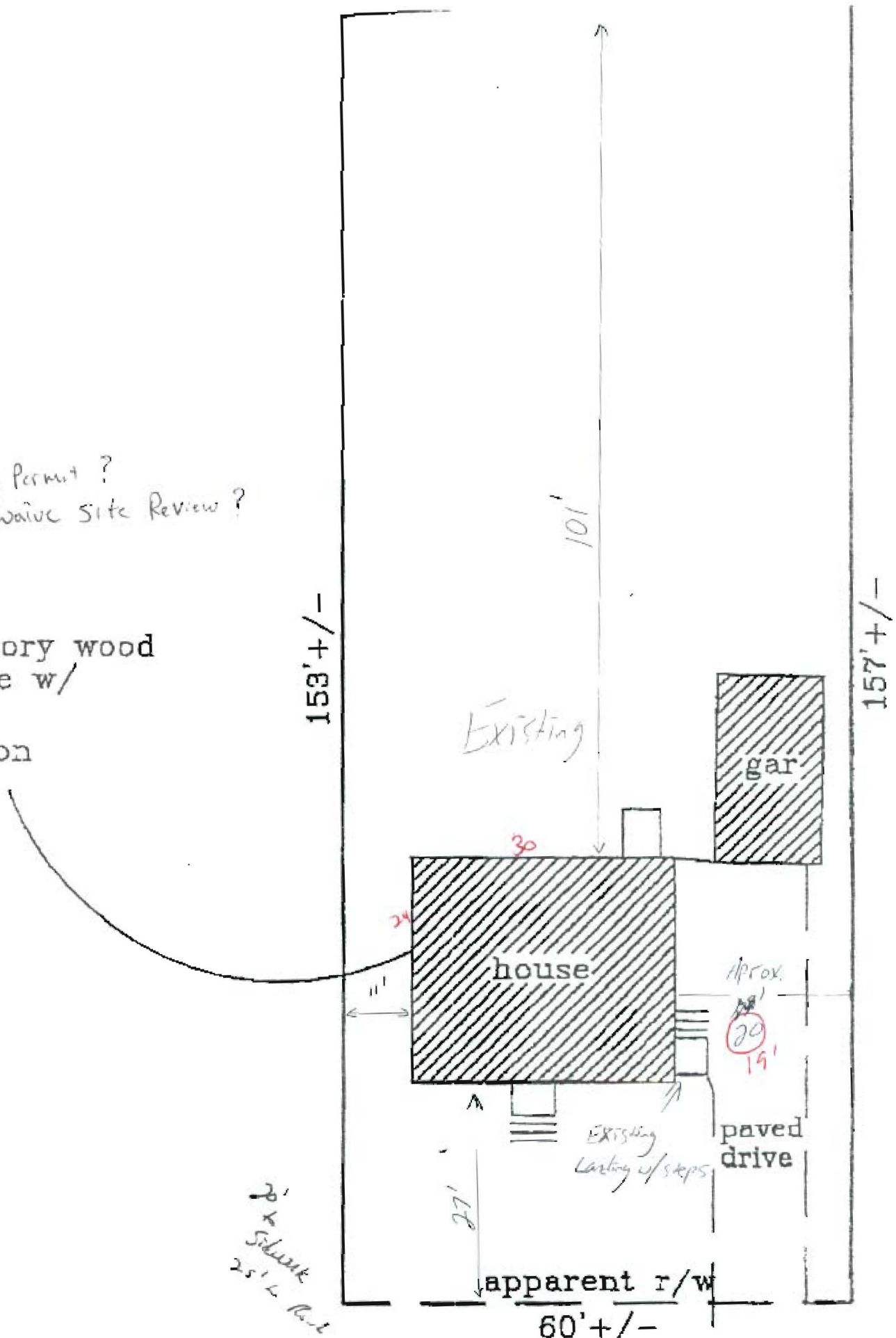
60' +/-

20' Suburb 25' L Road



Same day Permit?  
Can we waive Site Review?

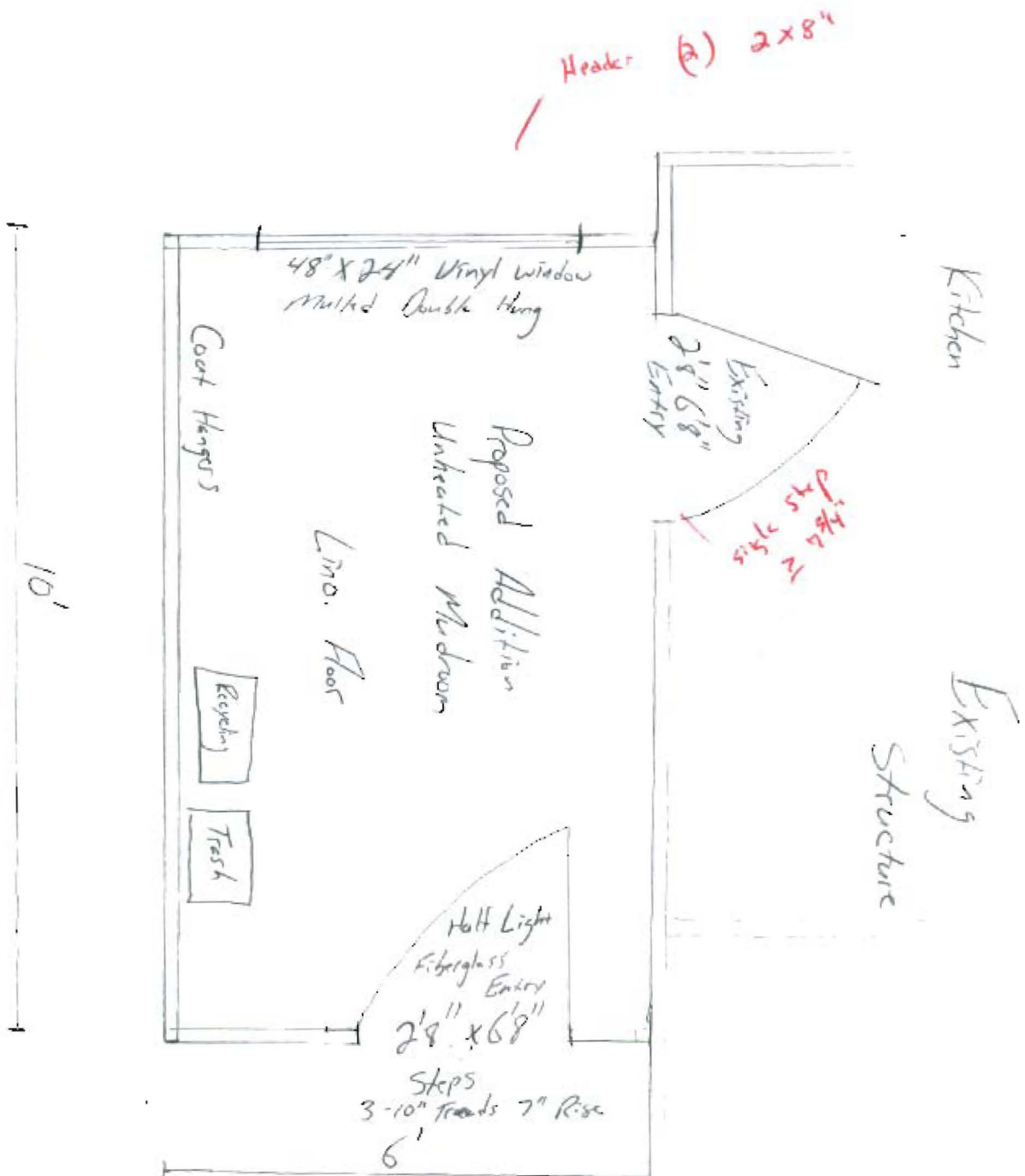
1 1/2 story wood  
structure w/  
concrete  
foundation



20' to sidewalk  
25' to back

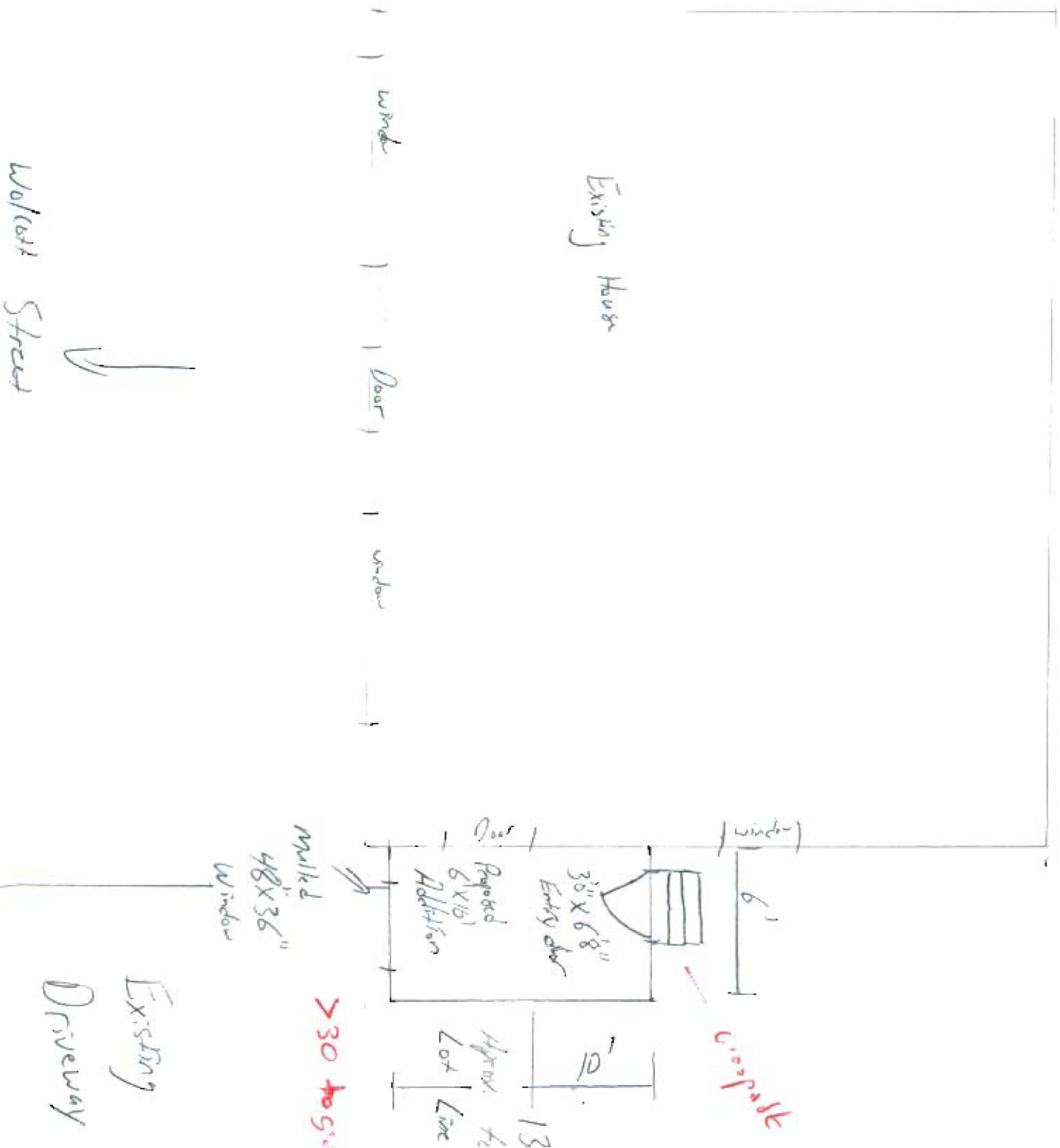
Wolcott Street

Mudroom Floor Plan 1/2" = 1'



# 127 Wolcott Street Addition

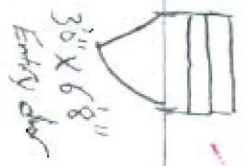
garage



Existing House

Window | Door | Window

Window  
6'



10'

Apron to Lot Line

>30' to garage

Window  
48" x 36"

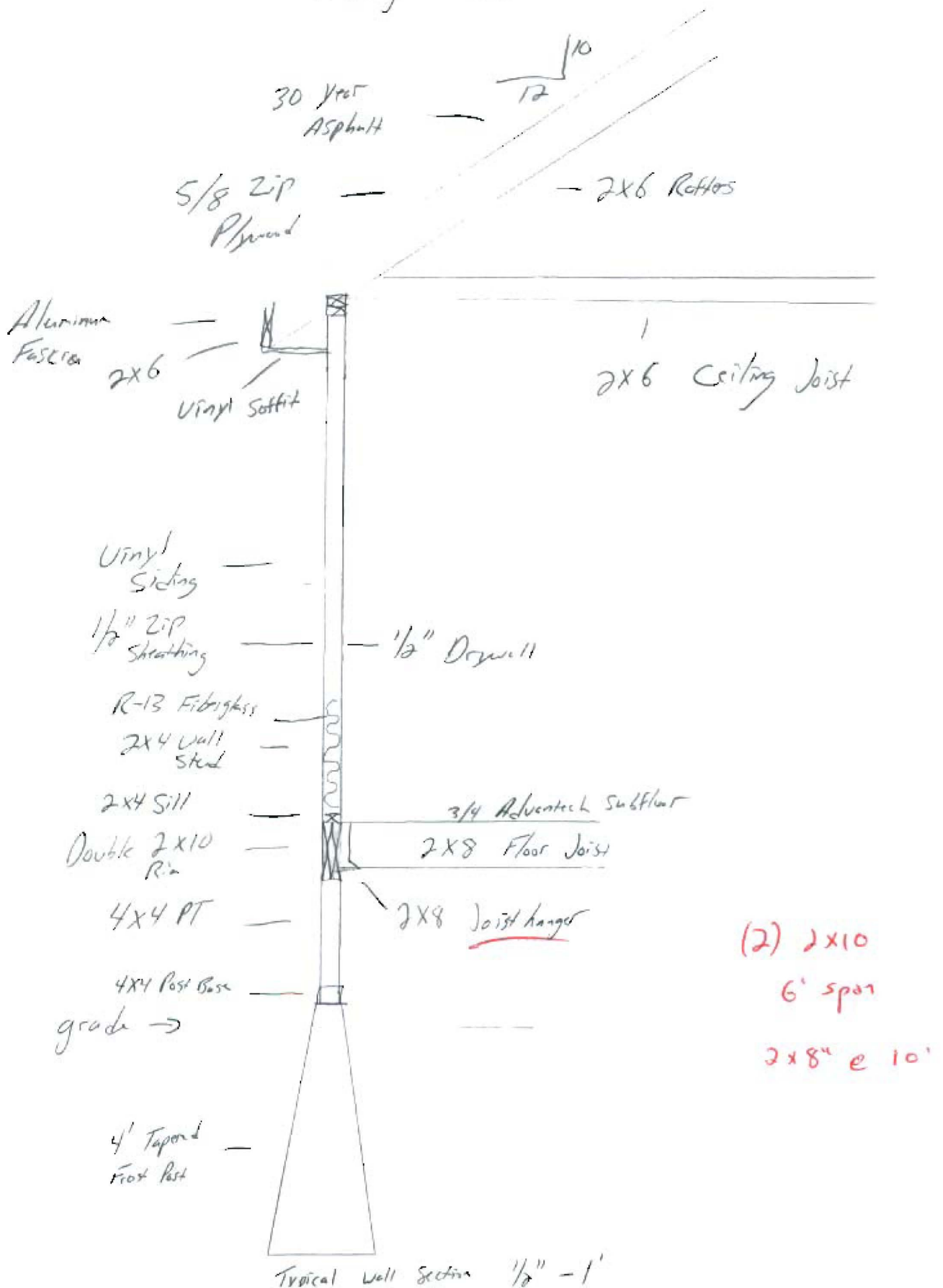
Existing Driveway

Wolcott Street

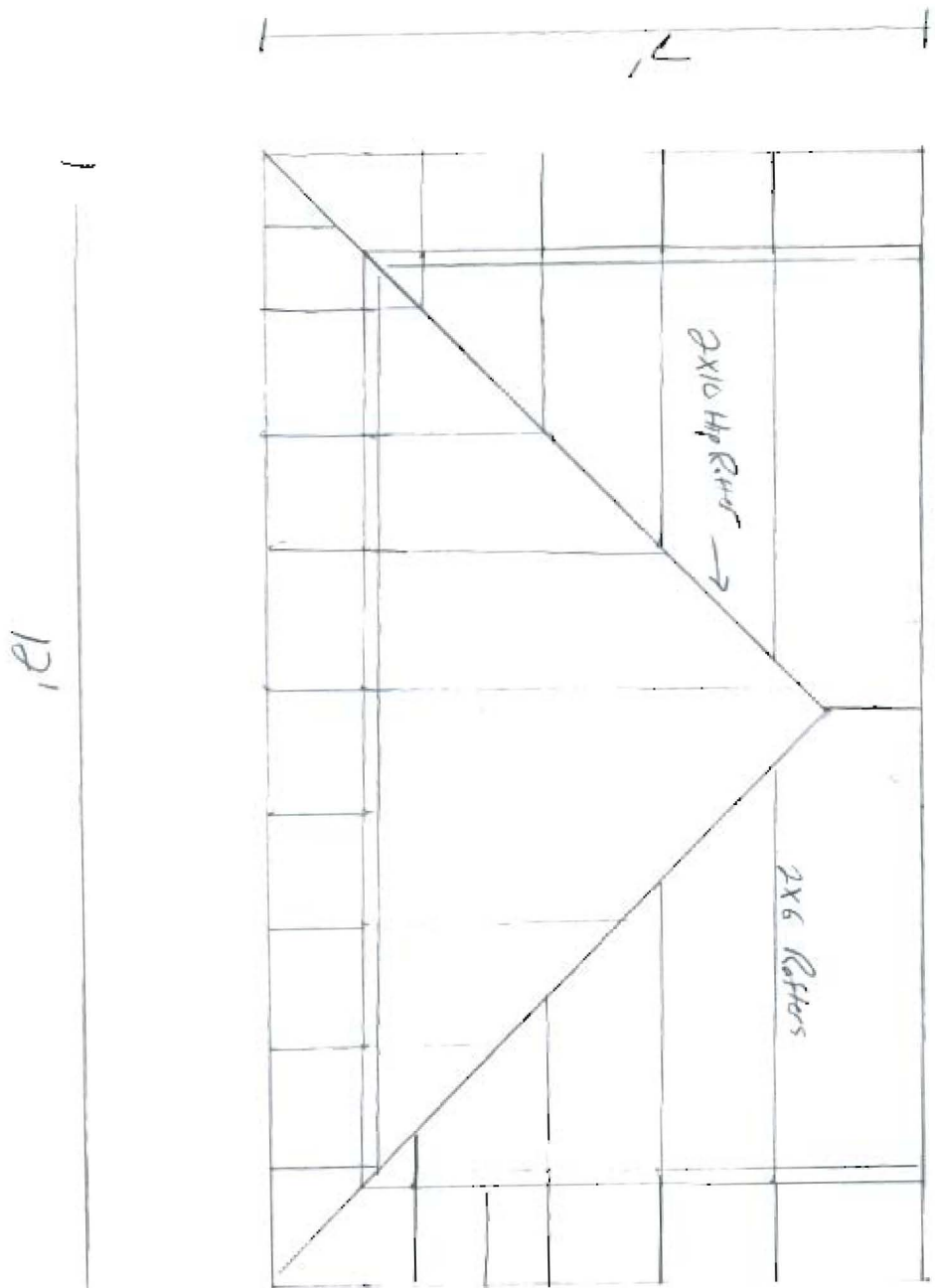




# Framing Plan

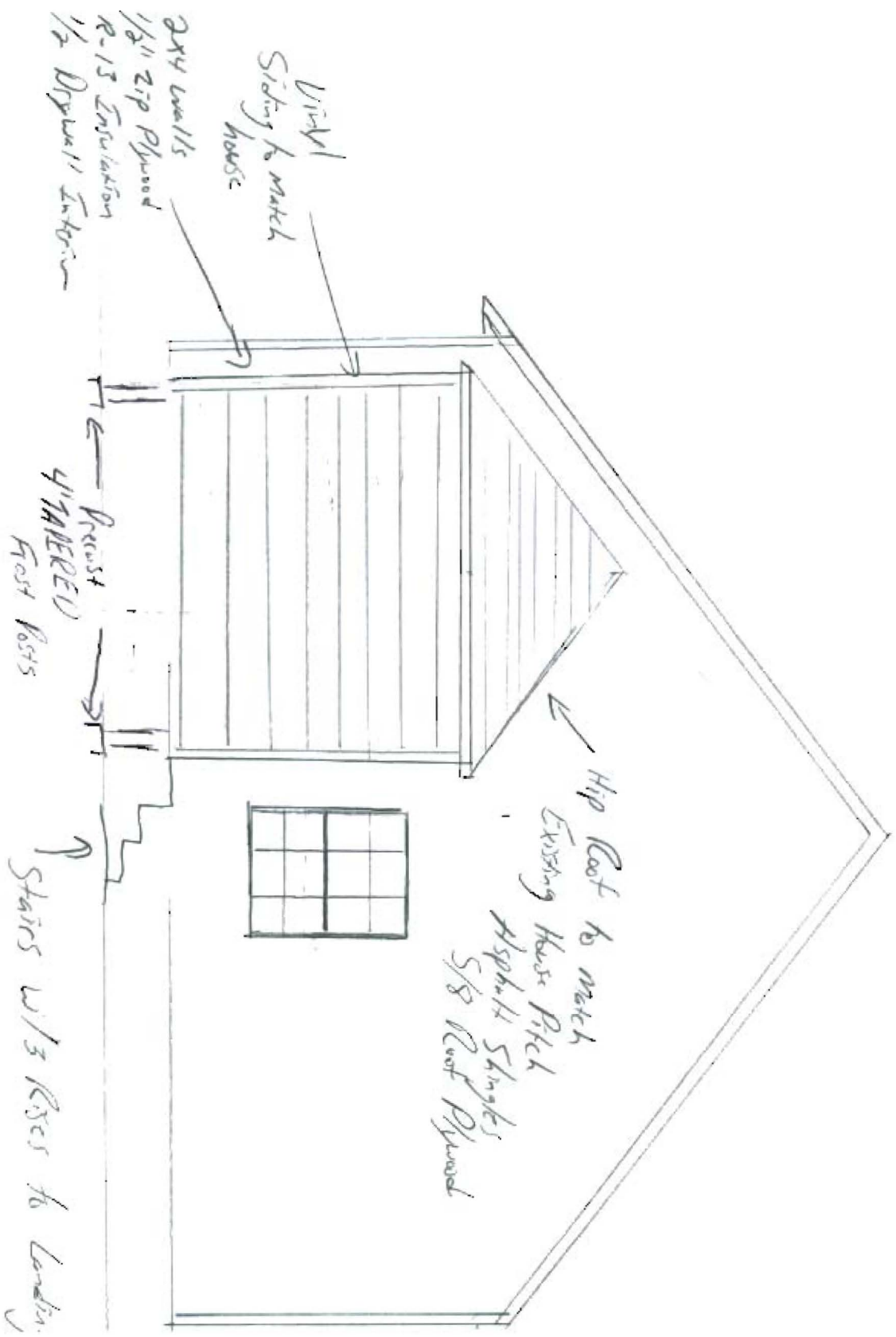


Roof Framing 1/2" = 1'



Existing House

Sable Elevation Proposed





11.24.2010

Set Biales ~~engineer~~ confirmed

2-4' precast IN.

Sizes per permit - DMK

12-1-10

OK to close in

Built to plan

MLA