

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1231	Issue Date:	CBL: 259 E004001
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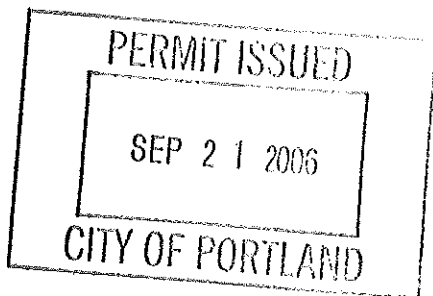
Location of Construction: 16 DAVID RD	Owner Name: HIPSHER SALLY L & STEPHEN	Owner Address: 16 DAVID RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single family	Proposed Use: Single Family dormer for new bathroom	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 3
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Proposed Project Description: Dormer for new bathroom	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>W/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
	Signature:	Date:

Permit Taken By: dmartin	Date Applied For: 08/22/2006	Zoning Approval
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<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i></p> <p>Date: <i>9/8/06</i> <i>ABM</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 District 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><i>ABM</i></p> <p>Date:</p>
	<p><i>Section 14-43(b) uses 60% allowable for increase</i></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 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

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Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family dormer for new bathroom	Proposed Project Description: Dormer for new bathroom
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 09/08/2006

Note: House does not meet front setback of 25'. Section 14-436(b) allows an 80% increase. The dormer adds 46.6 s.f out of the allowable 812 s.f. increase, so it uses 6% of allowable 80% increase. **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: Tammy Munson Approval Date: 09/20/2006

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The minimum header size over the window must be 2- 2"x 6"s.

Comments:

9/8/06-amachado: Sally Hipsher left voicemail with setbaks.

9/6/06-amachado: Left message with Stephen Hipsher. Need to know the rear setback to the deck and the front setback to the house.



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>16 David Rd. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>64</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>259</u> Block# <u>E</u> Lot# <u>004</u>	Owner: <u>Sally + Stephen Hipsher</u>	Telephone: <u>899-3022</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen Hipsher</u> <u>16 David Rd.</u> <u>899-3022</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ _____ C of O Fee: \$ <u>122.00</u>
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SIF</u>	Project description: <u>frame dormer for bath</u> <u>8' dormer</u>	
Contractor's name, address & telephone:		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME AUG 18 2006 RECEIVED
Who should we contact when the permit is ready: <u>Stephen Hipsher</u> Mailing address: _____ Phone: <u>899-3022</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

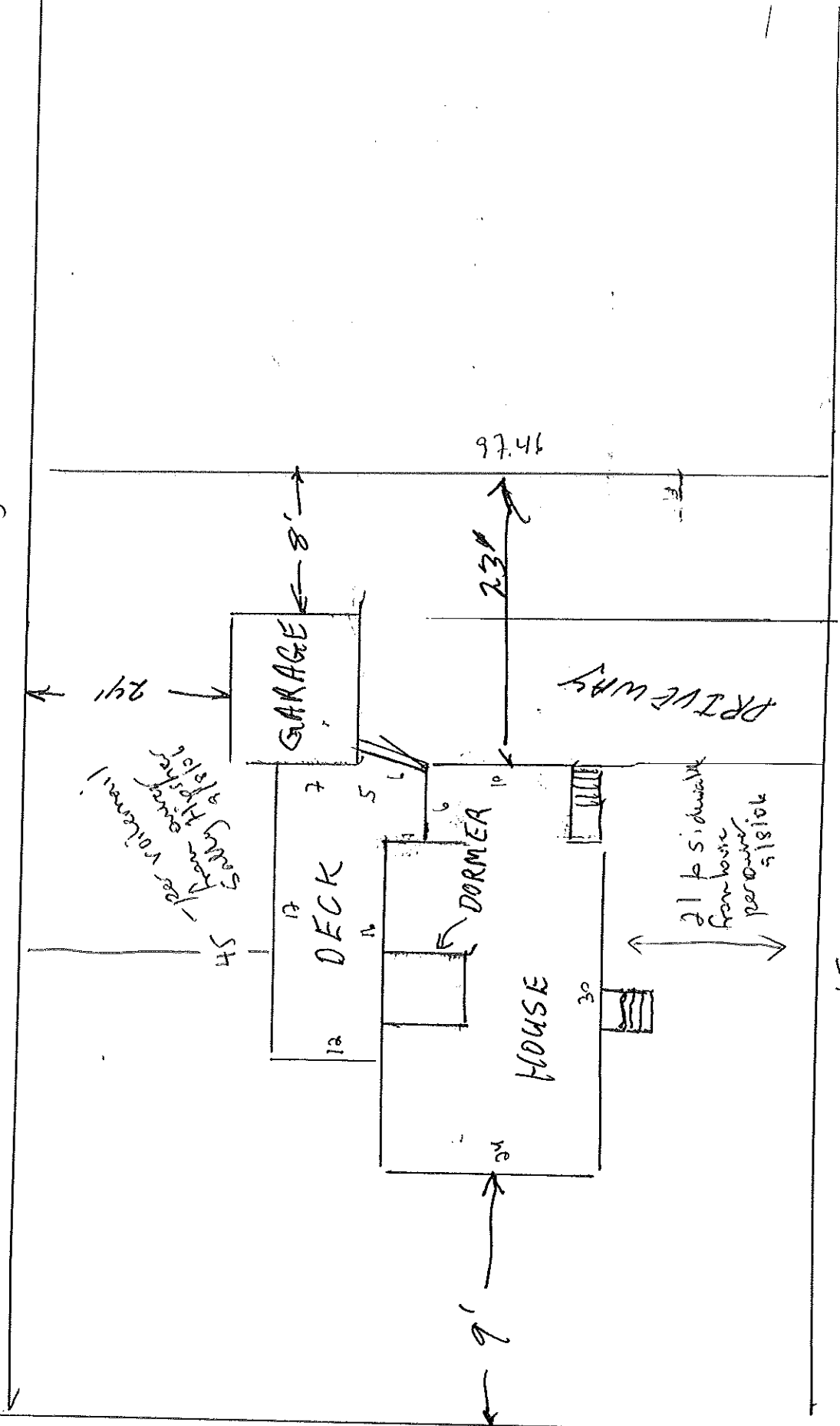
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>Stephen Hipsher</u>	Date:
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This is not a permit; you may not commence ANY work until the permit is issued.

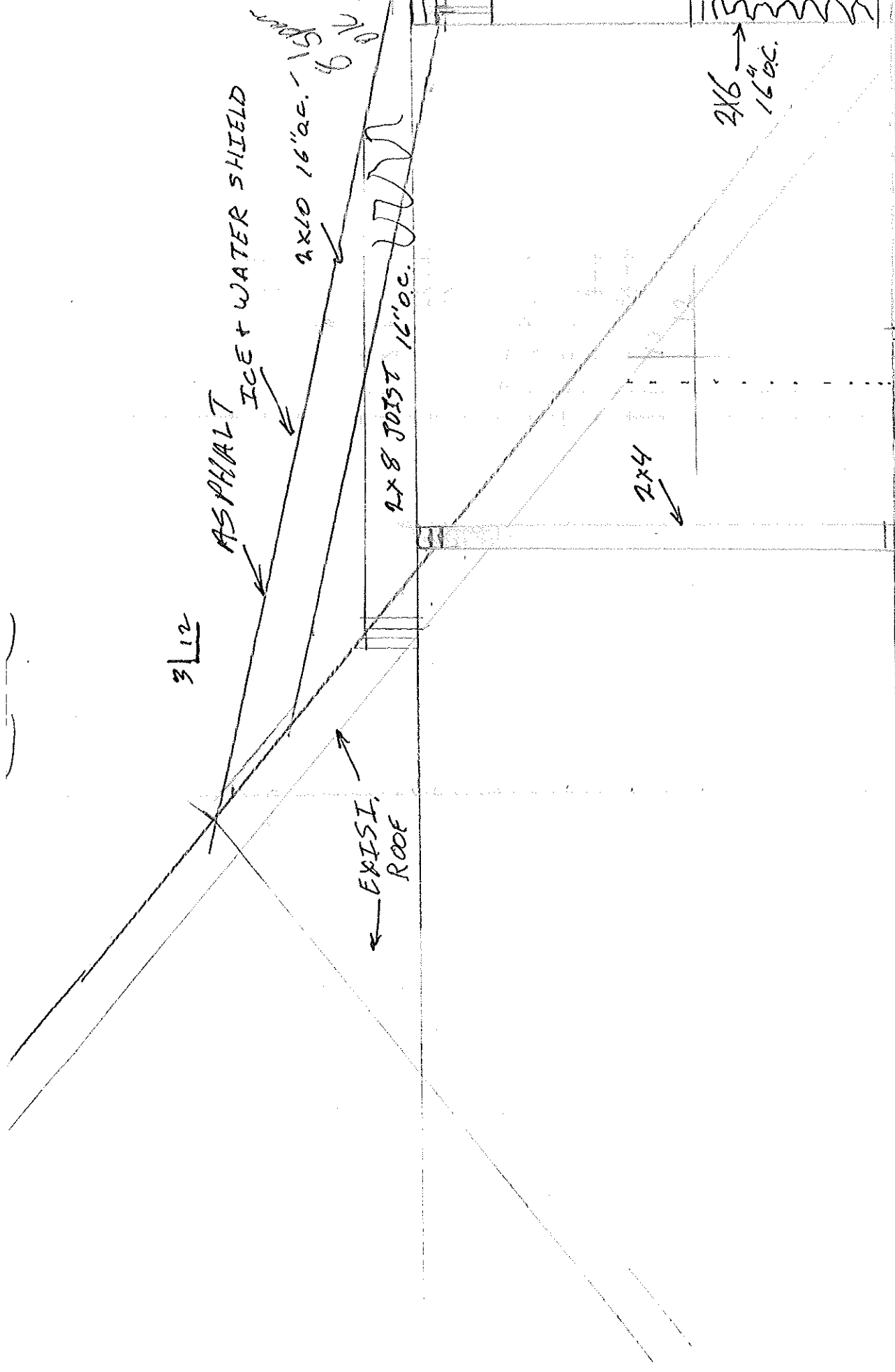
R3 - lot size 6553 sq ft 6,500 land area per dw.
 front - 25' req. ~~21~~ given
 rear - 25' req. ok
 side - 2 story - 14 req. - total of 32' o/c
 8' on left
 23' on right.

* house not meeting front setback
 Section 14-436(B) allows for increase
 80% of first floor footprint
 $1015 \times 80\% = 812$ sq ft increase
 dormer adds 46.64 sq ft
 using 80% of allowable 80%.



104.16

65



3/12

ASPHALT
ICE + WATER SHIELD

2x10 16"oc.

2x8 JOIST 16"oc.

← EXIST.
ROOF

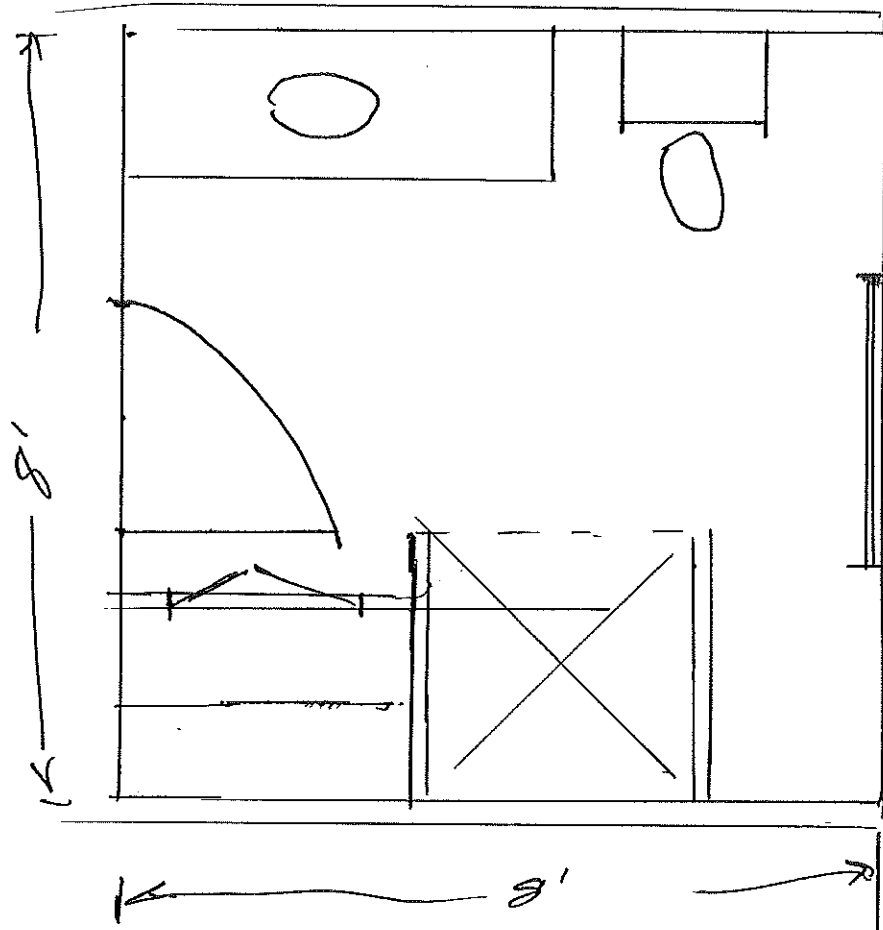
2x4

2x6
16"oc.

1/2" = 1'-0"

5.75 x 8 = 46.4
46.64

1/2" = 1'-0"



EXIST. RIDGE

EXIST. ROOF

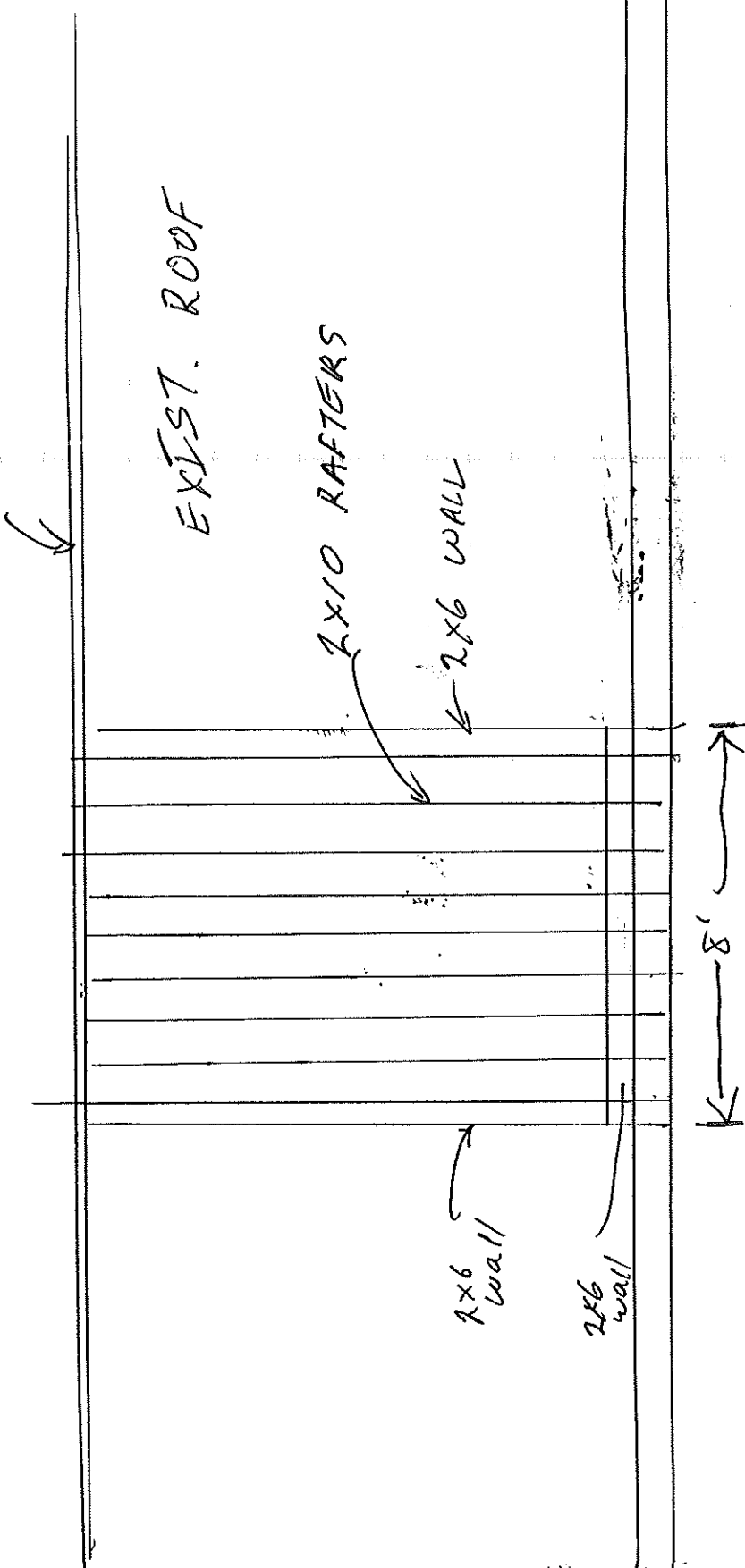
2x10 RAFTERS

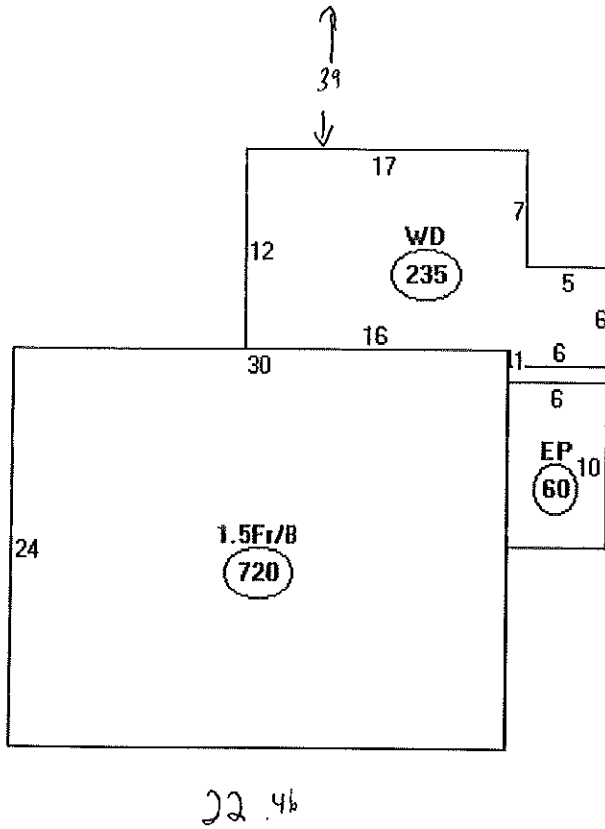
2x6 WALL

2x6 wall

2x6 wall

8'





Descriptor/Area

- A: 1.5Fr/B
720 sqft
- B: WD
235 sqft
- C: EP
60 sqft

$1015 = 812.80\%$

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

Card Number 1 of 1
Parcel ID 259 E004001
Location 16 DAVID RD
Land Use SINGLE FAMILY

Owner Address HIPSHER SALLY L & STEPHEN C HIPSHER JTS
 16 DAVID RD
 PORTLAND ME 04102

Book/Page 22898/291
Legal 259-E-4
 DAVID RD 14-18
 6553 SF

Current Assessed Valuation

Land	Building	Total
\$56,400	\$114,200	\$170,600

Property Information

Year-Built 1954	Style Cape	Story Height 1.5	Sq. Ft. 1260	Total Acres 0.15		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1954	Size 20X22	Grade C	Condition A
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Sales Information

Date 07/18/2005	Type LAND + BLDING	Price \$227,500	Book/Page 22898-291
11/19/2004	LAND + BLDING	\$87,400	22034-175

Picture and Sketch

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

[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.

New Search!



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 initialzing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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 CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

259 K004

Building Permit #:

001231

9/26/06

9-25-06

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation	
Street	
Subdivision Lot #	

PROPERTY OWNERS NAME

Last: _____ First: _____

Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant _____ Date _____

24

06-84

PORTLAND PERMIT # 10090 TOWN COPY

Date Permit Issued: 11/22/06 \$ 134.00 Double Fee FEE Charged

L.P.I. # 0732

Local Plumbing Inspector Signature _____

259 E 004

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # _____</p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<input checked="" type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebib / Sillcock		Bathtub (and Shower)
OR		Floor Drain		Shower (Separate)
	<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	Urinal		Sink
OR		Drinking Fountain		Wash Basin
	<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

LOCATION: 16 David Rd

METER MAKE & # _____

CMP ACCOUNT # _____

OWNER Steve & Sally Hipsher

TENANT _____

PHONE # _____

Date _____
 Permit # 2006-5655
 CBL# 059-3-4

TOTAL EACH FEE

OUTLETS	3	Receptacles	3	Switches	2	Smoke Detector	.20
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FIXTURES	2	Incandescent	Fluorescent	Strips			.20
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SERVICES		Overhead	Underground	TTL AMPS	<800	>800	15.00
		Overhead	Underground				25.00

Temporary Service		Overhead	Underground	TTL AMPS			25.00
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METERS	(number of)						1.00
MOTORS	(number of)						2.00

RESID/COM	Electric units			Interior	Exterior		5.00
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HEATING	oil/gas units			Interior			1.00
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APPLIANCES	Ranges			Cook Tops	Wall Ovens		2.00
	Insta-Hot			Water heaters	Fans		2.00
	Dryers			Disposals	Dishwasher		2.00
	Compactors			Spa	Washing Machine		2.00

MISC. (number of)	Air Cond/win						2.00
	Air Cond/cent						3.00

	HVAC						10.00
	Signs						5.00

	Alarms/res						10.00
	Alarms/com						5.00

	Heavy Duty(CRKT)						15.00
	Circus/Carnv						2.00

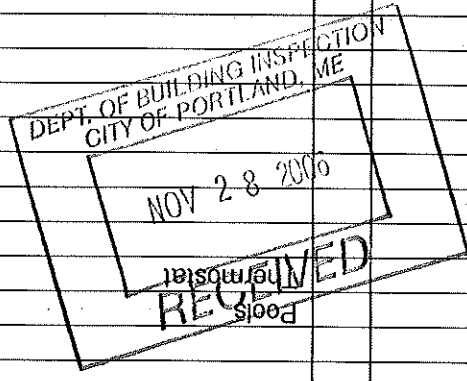
	Alterations						25.00
	Fire Repairs						5.00

	E Lights						1.00
	E Generators						20.00

PANELS	Service			Remote	Main		4.00
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TRANSFORMER	0-25 Kva						5.00
	25-200 Kva						8.00
	Over 200 Kva						10.00

	MINIMUM FEE/COMMERCIAL 55.00						45.00
	TOTAL AMOUNT DUE						



CONTRACTORS NAME Robert Moose Electric Moose

ADDRESS P.O. Box 944 Brunswick

TELEPHONE 725-4161

MASTER LIC. # MS60009882

LIMITED LIC. # _____

SIGNATURE OF CONTRACTOR

[Signature]

White Copy - Office

Yellow Copy - Applicant

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 061231

This is to certify that HIPSHER SALLY L & STEPHEN C HIPSHER JTS/property owner

has permission to Dormer for new bathroom

AT 16 DAVID RD

CL 259 E004001

PERMIT ISSUED

SEP 21 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procedure is complete this building or part thereof is closed or otherwise closed-in. YOUR 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

[Signature]
9/20/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

