

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

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

Permit No: 05-1004	Issue Date: <b>PERMIT ISSUED</b> AUG 26 2005	CBL: 261 D005001
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Location of Construction: 152 Rowe Ave	Owner Name: Smith David R &	Owner Address: 152 Rowe Ave	Phone: 874-9882
Business Name:	Contractor Name: Joe Gallant 415-4078	Contractor Address: 15 Rochester St Westbrook	Phone: 2078540219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single family residence	Proposed Use: single family residence with 16'x30' addition	Permit Fee: \$435.00	Cost of Work: \$46,000.00	CEO District: 3
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Proposed Project Description: build 16'x30' addition to single family residence	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003
	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: jharris	Date Applied For: 07/15/2005	<b>Zoning Approval</b>
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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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 8/19/05</p>	<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>Date:</p>	<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: 8/19/05</p>
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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

City of Portland  
Inspection Services  
RETURN OF SERVICE

On the 21st day of October, 2005 I made service of the notice of violation upon, Craig Lefebvre at 152 Rowe Ave.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_
- By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.
- By (describe other manner of service) \_\_\_\_\_

Signature of Person Making Service

DATED: 10-28-05 Michael King

I have received the above referenced documents

Person Receiving Service

X Cris

Refused to sign

**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 initializing 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.**

**NOTE CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*Donna Martin Admin*  
Signature of Applicant/Designee

8-29-05  
Date

*Donna Martin Admin*  
Signature of Inspections Official

8-29-05  
Date

CBL: 261 D005 Building Permit #: 051004



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director*

October 25, 2005

SMITH DAVID R &  
152 ROWE AVE  
PORTLAND, ME 04102

**CBL: 261 D005001**  
**Located at 152 ROWE AVE**

**Hand Delivery**

Dear SMITH DAVID R &,

## STOP WORK ORDER

An evaluation of the above-referenced property on 10/24/2005 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Peter Merrow @ (207) 874-8707  
Building Inspector

Inspection Services  
Michael J. Nugent  
Manager  
Director

Department of Urban Development  
Joseph E. Gray, Jr.

**CITY OF PORTLAND**

October 28, 2005

David Smith  
152 Rowe Ave.  
Portland, ME 04102

RE:152 Rowe Ave  
CBL: 261 D005001  
Stop Work Order

Dear Sir or Madam:

This letter verifies that section 111.0 the Building Code allows the work to proceed in compliance with the Code, as stated on the approved permit and site plan at 152 Rowe Ave.

Thank you for your cooperation regarding this matter. If you have any questions, please feel free to contact me @ 874-8707.

Sincerely,



Peter Merrow  
Code Enforcement Officer  
Cc. Central File

Form # P 04

# 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: 051004  
AUG 26 2005  
CITY OF PORTLAND

This is to certify that Smith David R &/Joe Gallan  
has permission to build 16'x30' addition to single family residence  
AT 152 Rowe Ave 601 261 D005001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE 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]*  
8/19/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# All Purpose 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>152 ROWE AVE. Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>480 Sq. FT</u>	Square Footage of Lot <u>20,400 Sq. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>261</u> Block# <u>D</u> Lot# <u>005</u>	Owner: <u>DAVID R. Smith</u> <u>JAKI P. Smith</u>	Telephone: <u>874-9882</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID R. SMITH</u> <u>152 Rowe Ave. Portland</u> <u>TEL. 874-9882</u>	Cost Of Work: \$ <u>46,000</u> Fee: \$ <u>4,250.00</u>
Current use: <u>Single Family</u>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px auto; width: 80%;"> <p style="font-size: x-large; font-weight: bold;">JUL 15 2005</p> <p style="font-size: x-large; font-weight: bold; letter-spacing: 0.5em;">RECEIVED</p> </div> </div>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>16' X 30' Addition</u> Project description:		
Contractor's name, address & telephone: <u>Joe Gallant 894-5016 415-4078 cell.</u> <u>20 Katahdin Dr. Gorham</u> Who should we contact when the permit is ready: <u>DAVID R. Smith</u> Mailing address: <u>152 Rowe Ave, Portland, Maine 04102</u>  We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>874-9882</u> <i>cell</i>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

*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>D. R. Smith</u>	Date: <u>7-11-05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.  
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



# CITY OF PORTLAND, MAINE

Department of Building Inspections

Received from

Daniel Smith

July 15 2005

Location of Work

150 Riverside

Cost of Construction \$ \_\_\_\_\_

Permit Fee

\$ 425.00

Building (IL)

Plumbing (IS)

Electrical (IZ)

Site Plan (U2)

Other \_\_\_\_\_

CBL: 261 D005

Check #: cash

Total Collected \$ 425.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

*[Handwritten signature]*



# Construction Notes

- 2x6 PT sills
- 2x12 Floor Joist 16" o.c. 16' span with solid blocking
- 3/4 T+G sub Floor nailed + glued
- 2x6 Exterior wall studs 16" o.c.
- 2x8 solid window + door headers
- 2x6 double Top plates
- 5/12 Roof trusses 24" o.c.  
Vallys will be stick built with 2x8 16" o.c.
- 5/8 CDX roof ply with 14 clips
- Ice + water shield intire roof
- 25 yr roof shingles 3 Tab
- 2x4 interior wall studs 16" o.c. no load bearing walls
- 1x3 strapping on ceiling 16" o.c.
- R-19 insulation walls
- R-38 ceiling
- R-19 cellar Floor

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Business Name:	Contractor Name: Joe Gallant	Contractor Address: 15 Rochester St Westbrook	Phone: (207) 854-0219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family residence with 16'x30' addition	Proposed Project Description: build 16'x30' addition to single family residence
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Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 08/19/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 08/19/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>

**Comments:**

8/11/2005-tmm: left message w/builder - need 2 x 10's headers over large windows, filter fabric, dampproofing, floor insulation, attic access, egress windows, and pinning to foundation?