

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

Permit No: 07-0893	Issue Date:	CBL: 275 H004001
------------------------------	--------------------	----------------------------

Location of Construction: 927 BRIGHTON AVE	Owner Name: LACHANCE JEFFREY STEPHEN &	Owner Address: 927 BRIGHTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - New 13' x 10' Deck	Permit Fee: \$30.00	Cost of Work: \$975.00	CEO District: 3
Proposed Project Description: New 13' x 10' Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: ldobson	Date Applied For: 07/25/2007	Zoning Approval		
------------------------------------	--	------------------------	--	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
---	---	---

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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

Location of Construction: 927 BRIGHTON AVE	Owner Name: LACHANCE JEFFREY STEPHEN &	Owner Address: 927 BRIGHTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Dept: Zoning	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/30/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/30/2007
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) 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.			

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 APPLICAN	ADDRESS	DATE	PHO
-----------------------	---------	------	-----

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT	DATE	PHO
---	------	-----

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: 070893
JUL 3 2007
CITY OF PORTLAND

This is to certify that LACHANCE JEFFREY STEPHEN & KRISTEN JEAN INGALLS

has permission to New 13' x 10' Deck

AT 927 BRIGHTON AVE

CID. 275 H004001

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 latched or otherwise closed-in.
HOURS 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] 7/30/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0893	Date Applied For: 07/25/2007	CBL: 275 H004001
------------------------------	--	----------------------------

Location of Construction: 927 BRIGHTON AVE	Owner Name: LACHANCE JEFFREY STEPHEN	Owner Address: 927 BRIGHTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - New 13' x 10' Deck	Proposed Project Description: New 13' x 10' Deck
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/30/2007
Note: **Ok to Issue:**
 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/30/2007
Note: **Ok to Issue:**
 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) 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.



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date:

7-25-07

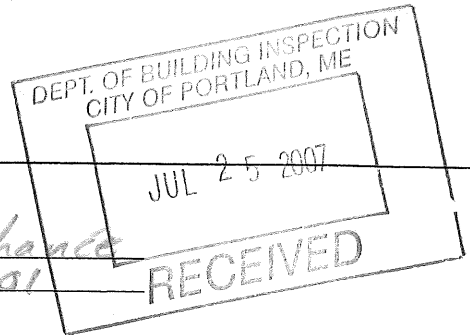
This is not a permit; you may not commence ANY work until the permit is issued.



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>927 Brighton Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>13059</u>	Square Footage of Lot <u>4000^{sq}</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>275</u> Block# <u>M</u> Lot# <u>4+5</u>	Owner: <u>Jeff LaChance</u> <u>Kristen Insoll</u>	Telephone: <u>632 3501</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jeffrey LaChance</u> <u>927 Brighton Ave</u> <u>Portland ME 04102 632 3581</u>	Cost Of Work: \$ <u> </u> Fee: \$ <u>30</u> C of O Fee: \$ <u> </u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u> </u> Proposed Specific use: <u> </u> Is property part of a subdivision? <u> </u> If yes, please name <u> </u> Project description: <u>Building a 13' x 10' deck</u>		
Contractor's name, address & telephone: <u> </u>		
Who should we contact when the permit is ready: <u>Jeff LaChance</u> Mailing address: <u> </u> Phone: <u>632 3501</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 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 of applicant: [Signature] Date: 7-24-07

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

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 275 H004001
 Location 927 BRIGHTON AVE
 Land Use SINGLE FAMILY
 Owner Address LACHANCE JEFFREY STEPHEN & KRISTEN JEAN INGALLS JTS
 927 BRIGHTON AVE
 PORTLAND ME 04102

Book/Page 24079/029
 Legal 275-H-4-5
 BRIGHTON AVE 927
 DORSET ST 2-8
 8000 SF

Current Assessed Valuation

Land	Building	Total
\$58,700	\$85,900	\$144,600

Property Information

Year Built 1951	Style Cape	Story Height 1	Sq. Ft. 1069	Total Acres 0.184
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic Part Finsh Basement Full

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2006	Size 8X10	Grade D	Condition A
--------------------	---------------	--------------------	--------------	------------	----------------

Sales Information

Date	Type	Price	Book/Page
06/19/2006	LAND + BLDING	\$177,000	24079-029
01/05/2004	LAND + BLDING	\$144,000	20739-089
12/22/2003	LAND + BLDING		20697-293
02/07/2002	LAND + BLDING	\$117,000	17298-228
04/01/1999	LAND + BLDING		14649-194

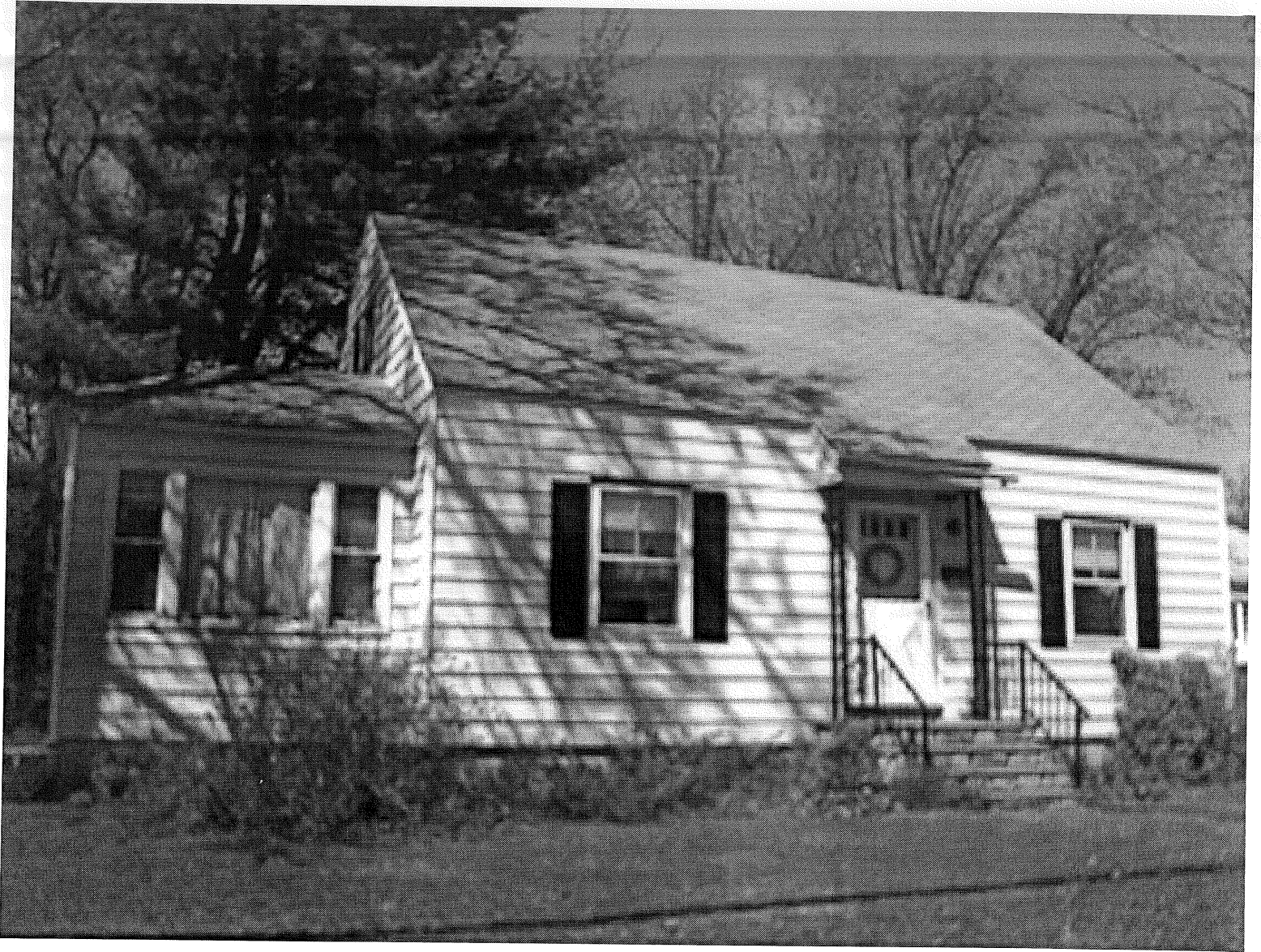
Picture and Sketch

[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!



No 275

STREET

GODFREY ST

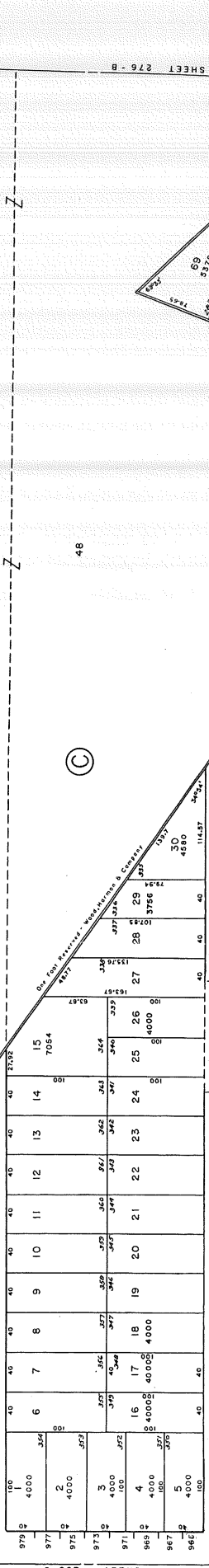
PURCHAS

GODFREY ST

46
115192

R. W. D. RIGHT OF WAY

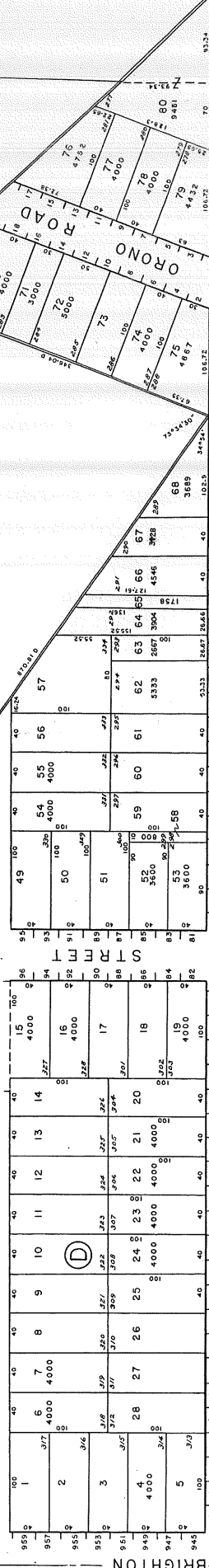
WESSEX STREET



STREET

LOMOND

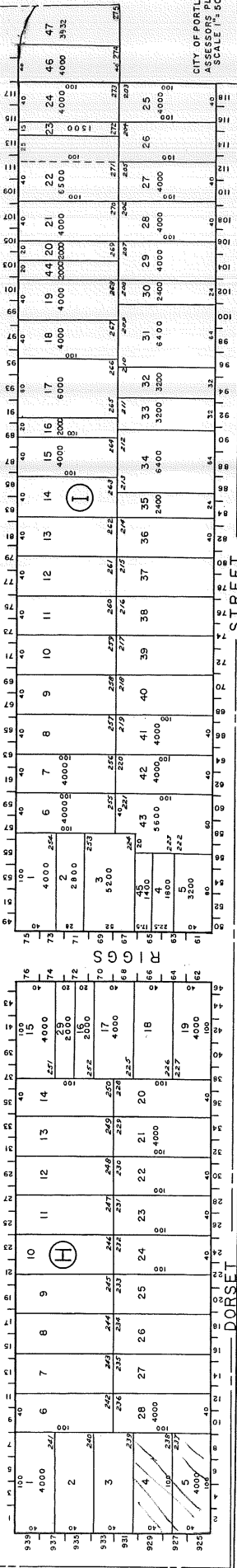
STREET



STREET

WARWICK

STREET



STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

CITY OF PORTLAND
SCALE: 1" = 50'

REVISED 9-78

1007

1002

1003

1001

999

997

995

993

991

989

987

985

983

981

979

977

975

973

971

969

967

965

963

961

959

957

955

953

951

949

947

945

943

941

939

937

1004

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

948

946

944

942

940

938

936

934

932

1006

1002

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

948

946

944

942

940

938

936

934

1008

1004

1002

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

948

946

944

942

940

938

936

1010

1006

1004

1002

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

948

946

944

942

940

938

1012

1008

1006

1004

1002

1000

998

996

994

992

990

988

986

984

982

980

978

976

974

972

970

968

966

964

962

960

958

956

954

952

950

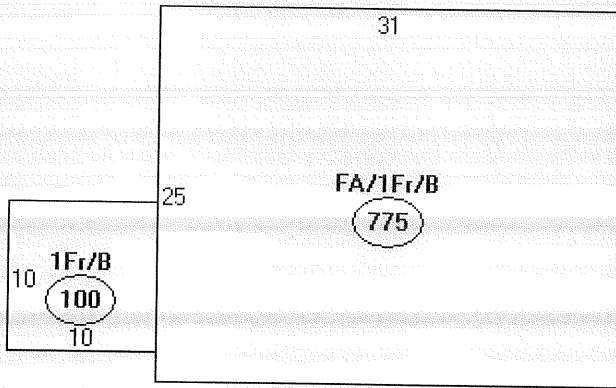
948

946

944

942

940



Descriptor/Area

A: FA/1Fr/B
775 sqft

B: 1Fr/B
100 sqft

R-3 &
 Sides 25'
 Rear 25'
 front 25'

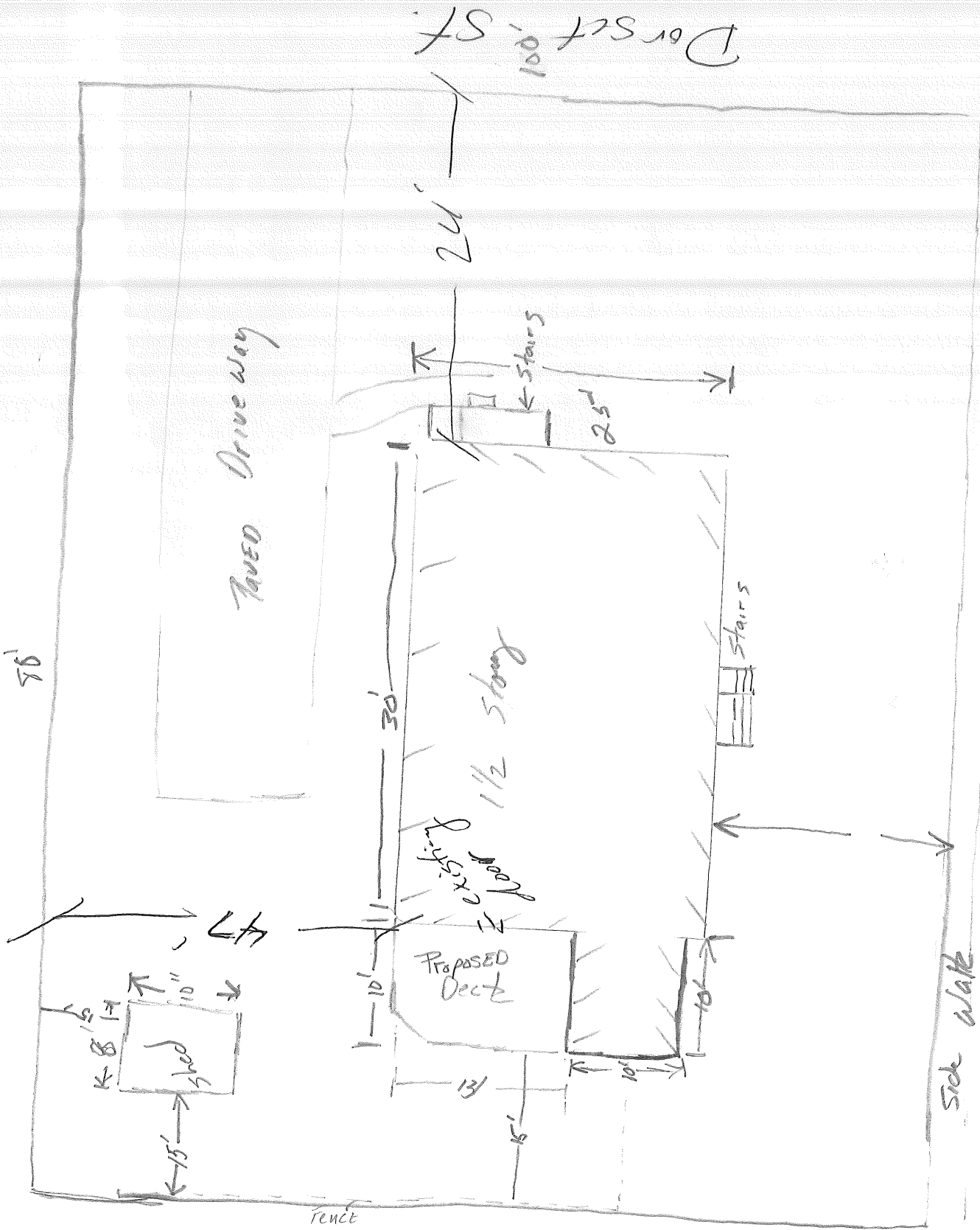
8000
 + 3576

 2800
 - 875

 1925 left
 - 80 shed

 1845 left -OK

Plot Plan



928 + 927 Brighton Ave

Dorset St. 100'

Brighton Ave 927 + 928

Property line

Pressure Treated Wood

0.15 hole
4 spacers
500 lbs cement

Lumber

11" 8" x 10" = 11
2" 6" x 8" = 1
2" 10" x 14" = 2
1" 4" x 14" = 36
4" 4" x 8" = 1
2" 4" x 8" = 1

Cast #400
Roughly

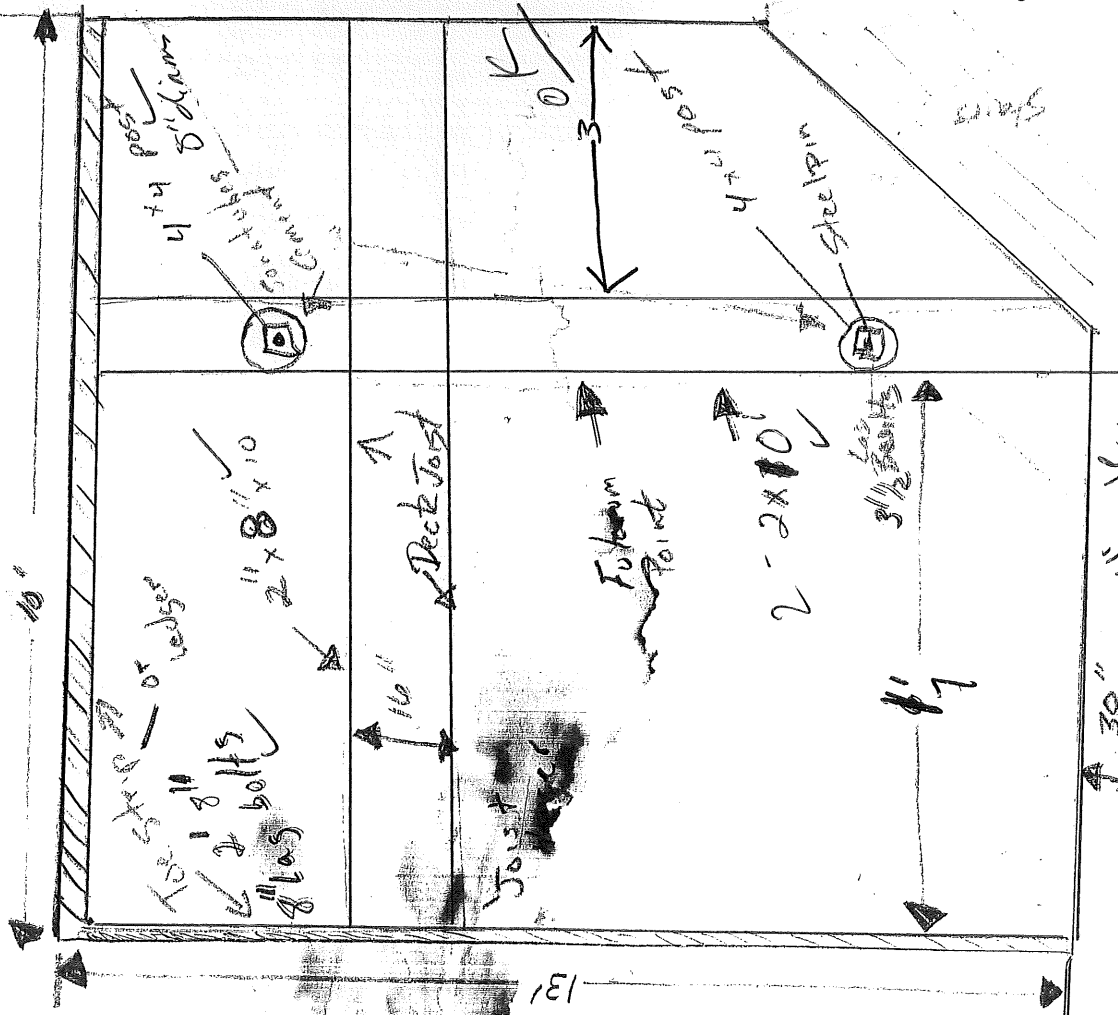
13 = Joist Hangers
Screws
3" Galvanized
1 1/2 Deck screws

1 1/2 Rise

4 treads
3 risers
2 = 2 x 8 = stringer
1 = 2 x 12 x 14 - treads - 1 1/2" Tread

Tread

HOUSE



10' x 8" or wedges
2 1/2 bolts
4 1/2 bolts
11" 8" x 10"

Deck Joist

Fulcrum Point

2 - 2x10

3 1/2 bolts

4'

30"

2x8" to grade
Railing
No railing

HOUSE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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

SL 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 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Donna Martin Admin

Signature of Inspections Official

Date

7-31-07

Date

CBL: *275 H 004*

Building Permit #: *070893*

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0893	Issue Date:	CBL: 275 H004001
-----------------------	-------------	---------------------

Location of Construction: 927 BRIGHTON AVE	Owner Name: LACHANCE JEFFREY STEPHEN	Owner Address: 927 BRIGHTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

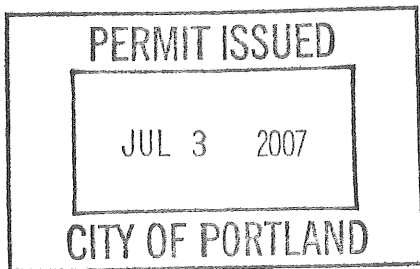
Past Use: Single Family Home	Proposed Use: Single Family Home - New 13' x 10' Deck	Permit Fee: \$30.00	Cost of Work: \$975.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Proposed Project Description: New 13' x 10' Deck	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: 07/25/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: <i>7/30/07</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>7/30/07</i>
--	---	---



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

8/3/07- Checked port hole depth & set holes
for new deck - OK to Continue.

Jan M