

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BARBARA A HENNINGSSEN

Located At 70 COMMONWEALTH DR.

Job ID: 2011-07-1758-ALTR

CBL: 298 - - B - 015 - 001 - - - -

has permission to build an 8 foot by 7 foot five inch deck.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/12/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1758-ALTR

Located At: 70
COMMONWEALTH

CBL: 298 - - B - 015 - 001 - - - -

Conditions of Approval:

Zoning

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

Building

1. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
6. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
7. Note: Floor joist will be 2 X 6 inches 16 inches on center, beams are (2) 2 X 6 inches with a max span of 4 foot 8 inches.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1758-ALTR	Date Applied: 7/20/2011	CBL: 298 - - B - 015 - 001 - - - -	
Location of Construction: 70 COMMONWEALTH DR	Owner Name: BARBARA A HENNINGSSEN	Owner Address: 70 COMMONWEALTH DR PORTLAND, ME 04103	Phone: 207-797-4906
Business Name:	Contractor Name: Jack Beaulieu	Contractor Address: 45 Lincoln Rd., Saco, ME 04072	Phone: 207-468-7492
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-3
Past Use: Single family	Proposed Use Same - Single Family - build 8' x 7'5" entry deck	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 Signature: <i>[Signature]</i>
Proposed Project Description: build 8' x 7'5" entry deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date: **OK w/land chow**
8/2/11 **ABU**

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: **ABU**

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 appication 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

MEMO WITH EAST PORT ME

REPLACE DECK
WITH PREASURE
TREATED
4X4 POST ON
EXISTING TUBS
7' RISE WITH
11' TREADS

4' 7.5" \times 3.25'

EXISTING

2.0'

HOUSE

5' \times 3/8
LAGS

FOR WALL
MOUNT



38" HANDRAIL

32'

WITH 2' \times 2' BULKHEADS
2' \times 4' BOTTOM & TOP
SUPPORTS (4' APART)

Applicant: David & Elizabeth Margolis - Pines

Date: 7/15/11

Address: 22 Emerson St.

C-B-L: 14-J-10

Permit # 2011-07-1694

CHECK-LIST AGAINST ZONING ORDINANCE

Date - original house built 1879 - demolishing it (permit 2011-05-1204) & building new house

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - build a new single family two-story house - ^{- going up one story in rear} on footprint of old house

Severage Disposal - City

Lot Street Frontage - 40' min - ^{36'} ~~37'~~ lot of record

Front Yard - 10' min - 41.5' scaled to front right ^{OP}

Rear Yard - 20' min - 6.5' to existing footprint ^{OK}
23' to new footprint

Side Yard - 10' min - right side 1.5' to existing footprint ^{OK}
left side 11' to new footprint

Projections -

Width of Lot - 40' min - ^{36'} ~~37'~~ lot of record

Height - 45' - addition ~~21.5'~~ 21.5' for two-story addition

Lot Area - 4500 ϕ - 3623 ϕ - lot of record - had single family house

Lot Coverage/Impervious Surface - 50% = ~~1449~~ 1516 ϕ

Area per Family - 1,000 ϕ of lot area - ^{OK}

Off-street Parking - 1 space required - ^{OK}

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - ^{Panel 14-200C}

Section 14-426(4)

80% of 807.24
= 645.8 ϕ

16 x 12.5 = 200 ϕ

$\frac{200}{645.8} = 30.31\%$

12 x 16 = 192

23 x 30 = 690

(skin) 6.5 x 6 = 39

buried 2.5 x 9 = 22.5 ^{IP}

~~945.9~~
939 ^{OK}

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 Inspections 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.**

1. Footings/ Setbacks
2. Close-In: (Framing, Electric)
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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>70 E. Commonwealth DR.</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>298B15</u> <u>B</u>	Applicant *must be owner, Lessee or Buyer* Name <u>BARBARA A. HENNINGSEN</u> Address <u>70 E. COMMONWEALTH DR.</u> City, State & Zip <u>PORTLAND, ME 04103</u>		Telephone: <u>797-4906</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>BARBARA A. HENNINGSEN</u> Address <u>70 E. COMMONWEALTH DR.</u> City, State & Zip <u>PORTLAND, MAINE 04103</u>	Cost Of Work: \$ <u>879.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>	
Current legal use (i.e. single family) <u>SINGLE</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 REPAIR BACK PORCH WITHIN EXISTING FOOT PRINTS</u>			
Contractor's name: <u>JACK BEAULTEU</u> Address: <u>45 LINCOLN RD</u> City, State & Zip <u>SACO ME</u> Telephone: <u>468-7492</u> Who should we contact when the permit is ready: <u>JACK</u> Telephone: <u>468-7492</u> Mailing address: _____			

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: Barbara A. Henningsen

Date: 7/20/11

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- ☐ Cross sections w/framing details
- ☐ Floor plans and elevations existing & proposed
- ☐ Detail removal of all partitions & any new structural beams
- ☐ Detail any new walls or permanent partitions
- ☐ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☐ Window and door schedules
- ☐ Foundation plans w/required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ☐ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2009
- ☒ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☐ Electronic files in pdf format are also required
- ☐ Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- ☐ Location and dimensions of parking areas and driveways
- ☐ A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.