

# PERMIT ISSUED

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

Permit No: 03-0580	Issue Date: <b>MAY 29 2003</b>	CBL: 298 E016001
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Location of Construction: 49 Hicks St	Owner Name: Dexter Lea G &	Owner Address: 49 Hicks St <b>CITY OF PORTLAND</b>	Phone: 207-874-2699
Business Name:	Contractor Name: Simpson Construction Co.	Contractor Address: 64 Winter Street #2 Portland	Phone: 2078280832
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>R-3</b>

Past Use: single family	Proposed Use: single family - enclose carport and rebuild porch	Permit Fee: \$65.00	Cost of Work: \$5,500.00	CEO District: 1
Proposed Project Description: enclose carport and rebuild porch		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>BOCA 99</b>
		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: tmm	Date Applied For: 05/29/2003	<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	Zoning Appeal	Historic Preservation
<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"/> Mid <input type="checkbox"/> MM <input type="checkbox"/> Date: <b>5/29/03</b>	<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: _____	<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: <b>5/29/03</b>

### 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

# BUILDING PERMIT INSPECTION PROCEDURES

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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **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.**

\_\_\_\_\_ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
\_\_\_\_\_  
Signature of applicant/designee

\_\_\_\_\_  
Date

5/29/03

  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 298-E-16 Building Permit #: 03-0580

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

CONSTRUCTION

PERMIT

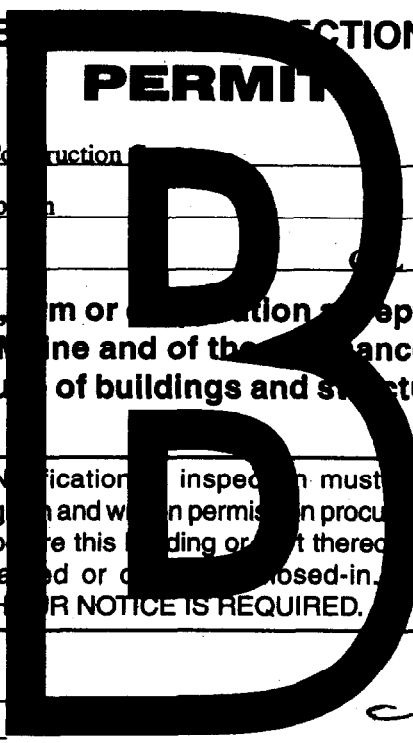
Permit Number: 030580

This is to certify that Dexter Lea G & /Simpson Construction

has permission to enclose carport and rebuild porch

AT 49 Hicks St 298 E016001

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 altered or 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. **PERMIT ISSUED**

Health Dept.

Appeal Board **MAY 29 2003**

Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
Director - Building & Inspection Services

**CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD**

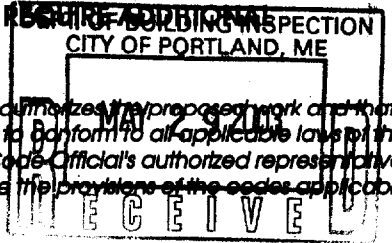
# All Purpose Building Permit Application

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>49 Hicks St Portland ME</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>298</u> Block# <u>E</u> Lot# <u>16</u>	Owner: <u>Rusty &amp; Lea Dexter</u>	Telephone: <u>874-2699</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SIMPSON CONSTRUCTION CO</u> <u>64 WINTER ST #2</u>	Cost Of Work: \$ <u>5500.00</u> Fee: \$ <u>65.00</u>
Current use: <u>Single family</u>		
If the location is currently vacant, what was prior use: <u>porch</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>enclosed DECK existing deck</u>		
Project description: <u>replace existing deck with enclosed porch (6x12) (15'7" x 8')</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>SIMPSON CONSTRUCTION CO</u> Mailing address: <u>64 WINTER ST #2</u> <u>Portland ME</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>828 0832</u> <u>671 7277</u>		

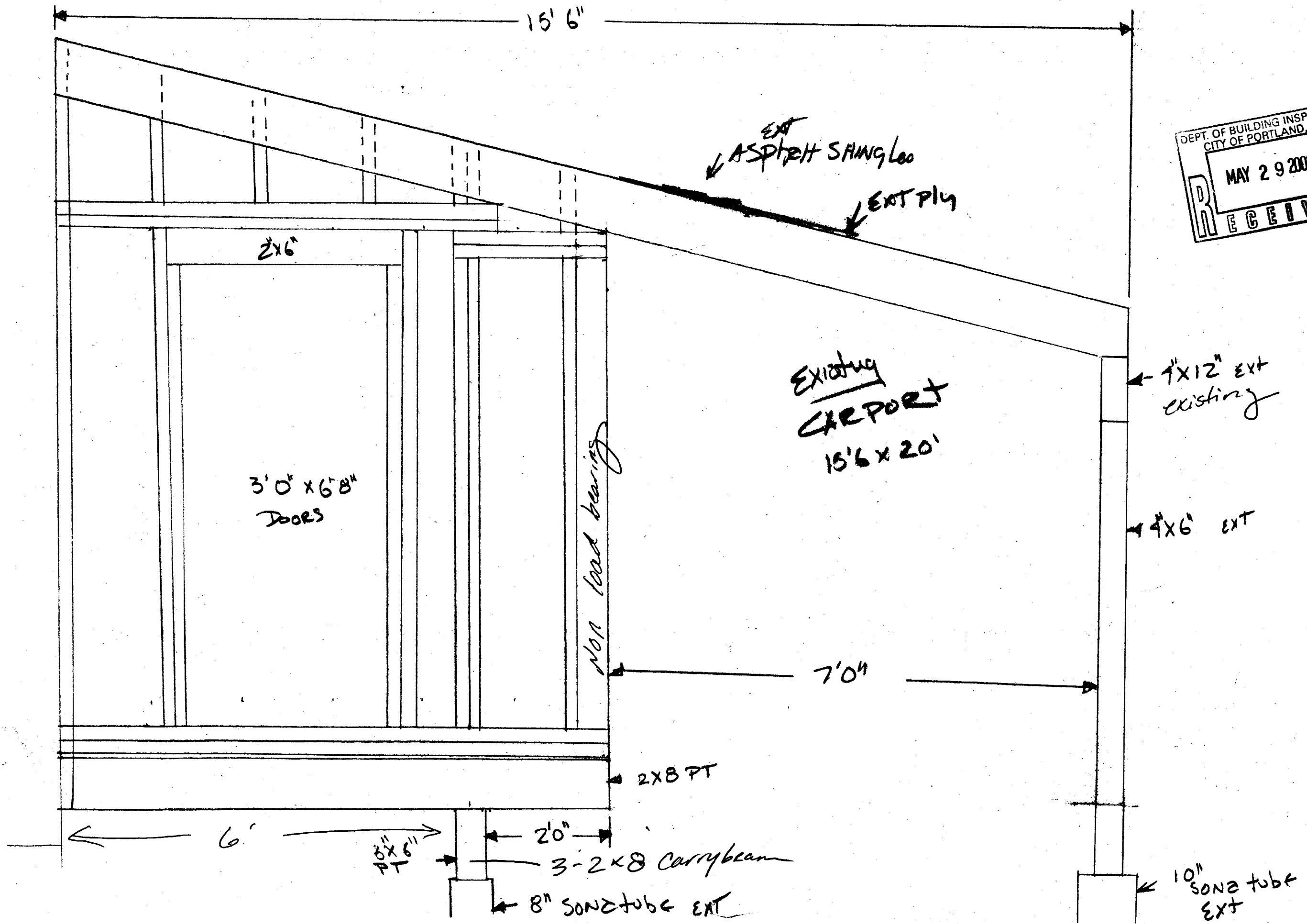
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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>[Signature]</u>	Date: <u>5/29/07</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**



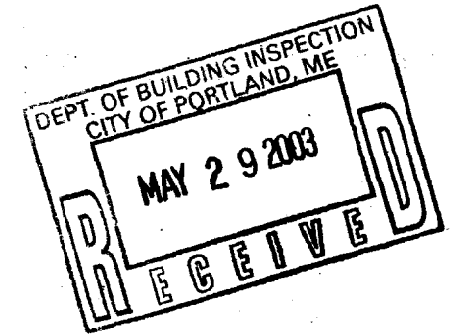
DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 MAY 29 2003  
 RECEIVE

Floor walls ceiling to be Insulated

Joists to be 2"x8" PT.

Flooring to be 5/8" Plywood CDX

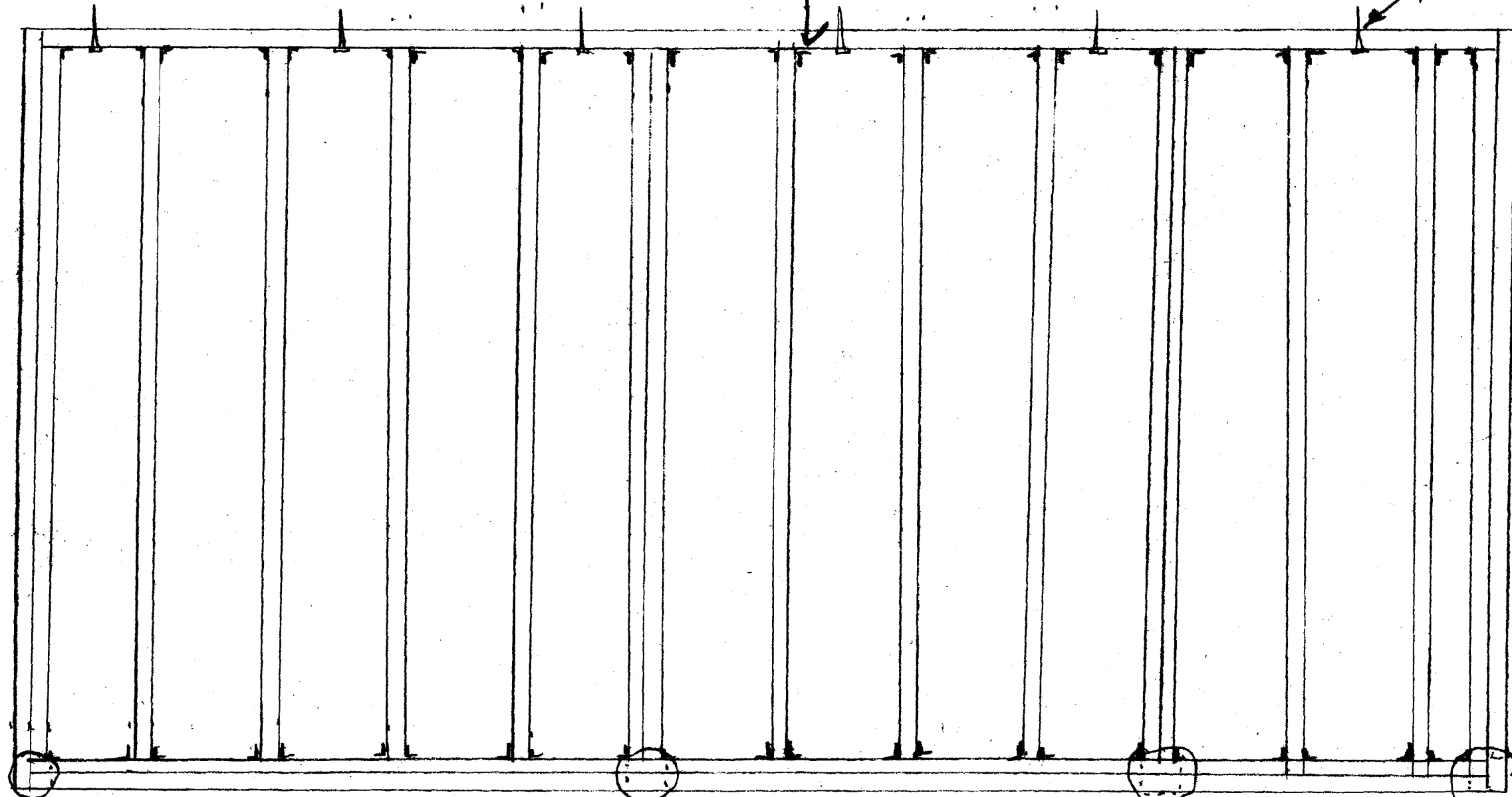
Sheathing to be 5/8" CDX Ply w/ 2" R Cedar Shingles



New Arch Framing

2"x8" JOIST HANGERS

ATTACH w/ 6" LAG BOLT



8" SONOTUBE EXT

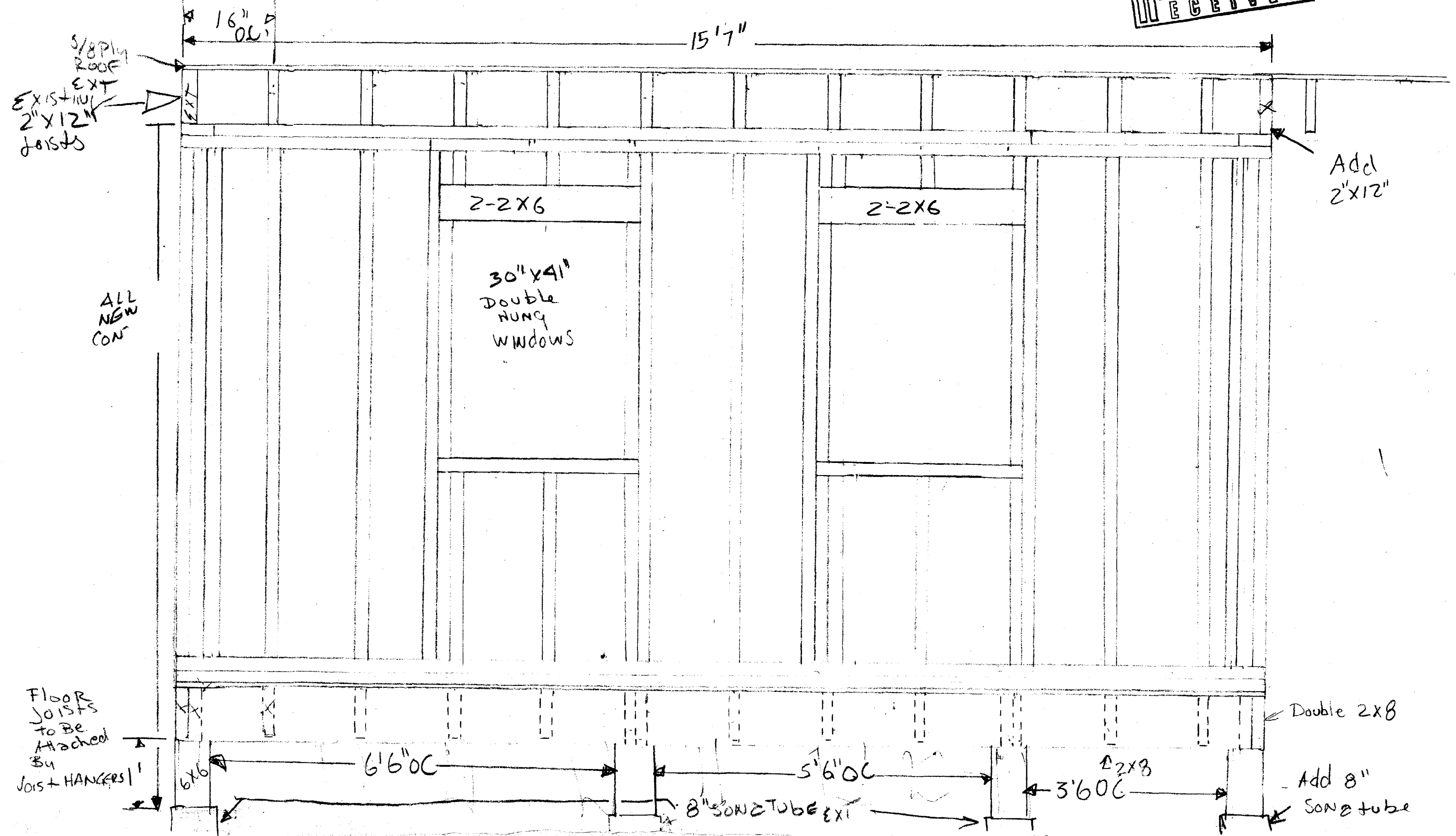
8" SONOTUBE EXT

8" SONOTUBE EXT

Add 8" SONOTUBE

4'-0" Below grade

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 29 2003  
RECEIVED



ALL NEW CON

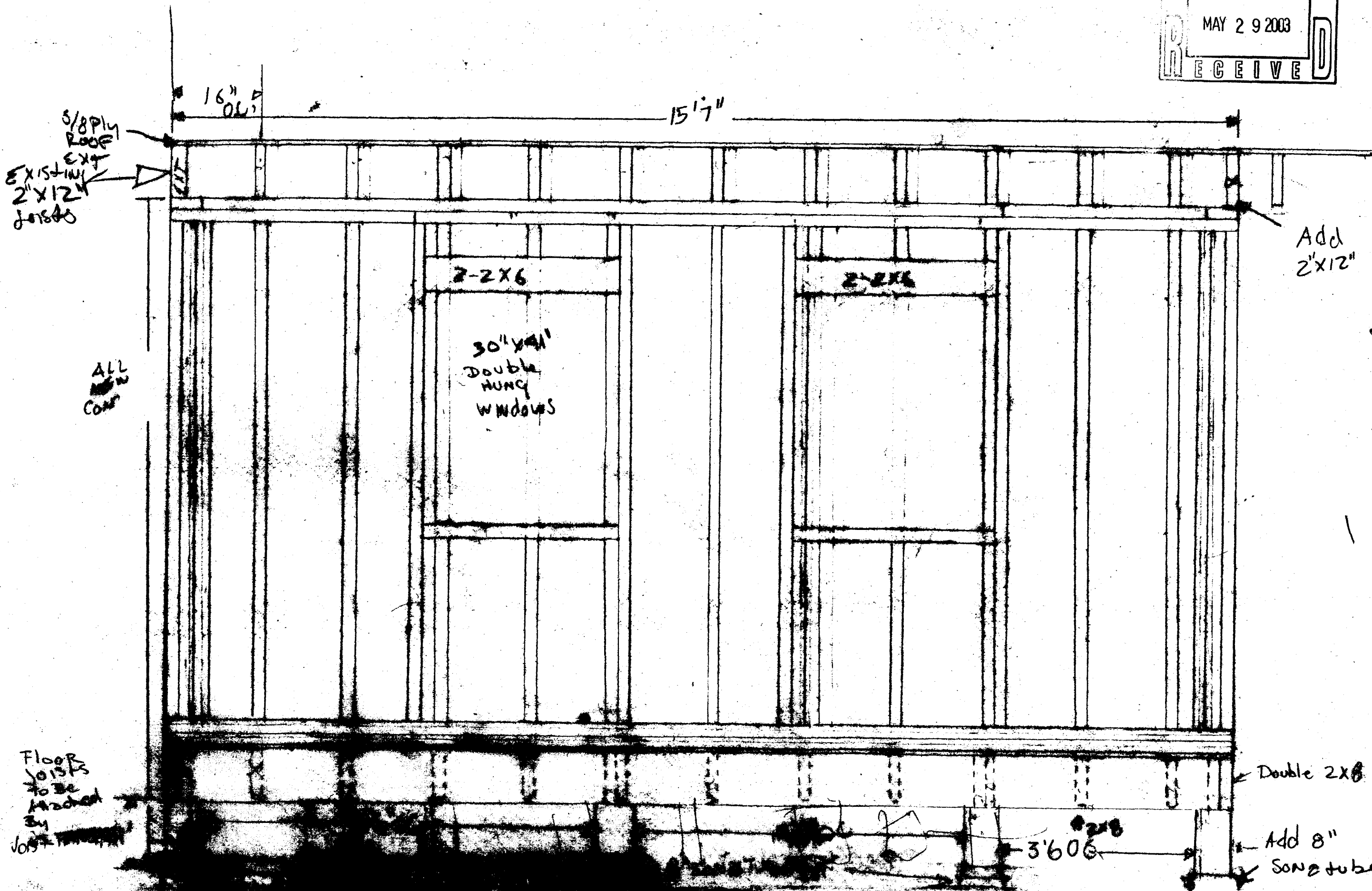
Add 2" X 12"

FLOOR JOISTS to be Attached by JOIST HANGERS

Double 2x8

Add 8" SONOTUBE

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 29 2003  
RECEIVED





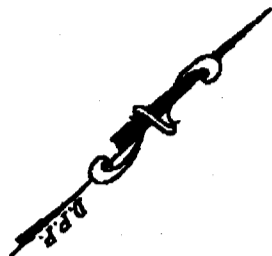
# For Mortgage Lender Use Only

General Note: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) dwelling and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by horizontal zoning on below referenced FEMA Map. (3) This inspection accepts all local standards as set forth by State of Maine Board of Licensure for Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney and title insurer and shall not be used by another party for boundary line locations or land title opinions. (5) A boundary survey should be performed to render a professional opinion pertaining to boundary line locations, easements, rights of way encumbrances and/or encroachments.

Address: 49 Hicks Street  
Portland Maine

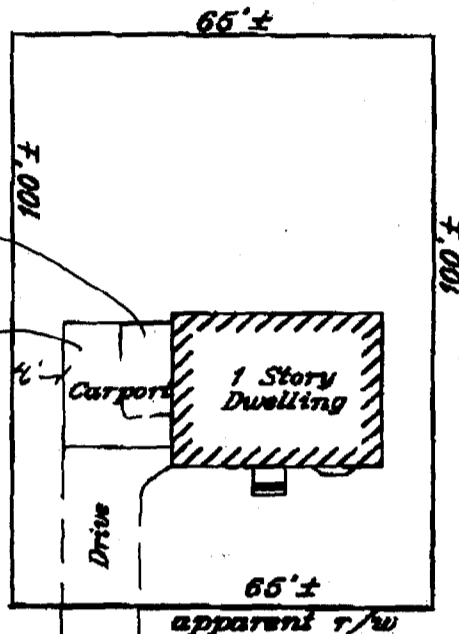
Inspection Date: May 31, 2002

Scale: 1" = 30'



New Porch enclosed.

existing Carport.



Hicks Street

**Notes:**

Geometric shape shown per assessors map & apparent lines of occupation. A Boundary Survey is recommended for accurate location.

Applicant: Lee & Hannah Dexter

Requesting Party: First Suburban Title

Owner: Christine Peterson

Attorney: Michael Cooper Esq.

Lender: Hannacoinings

File No. 20212003 Field Book: 258-58

**Title References:**

Deed Book: NA Page: NA

Plan Book:      Page:      Lot:     

County: Cumberland

F.S.T. File No. 02-448

**Municipal References:**

Map: 29B Block: E Lot: 16

The dwelling does not fall within a Special Flood Hazard Zone Per FEMA Community Map No. 230067  
Panel: 0006C Zone: X Date: December 8, 1998

The dwelling was      in compliance with municipal zoning setback requirements at the time of construction.

Comments: See above notes.

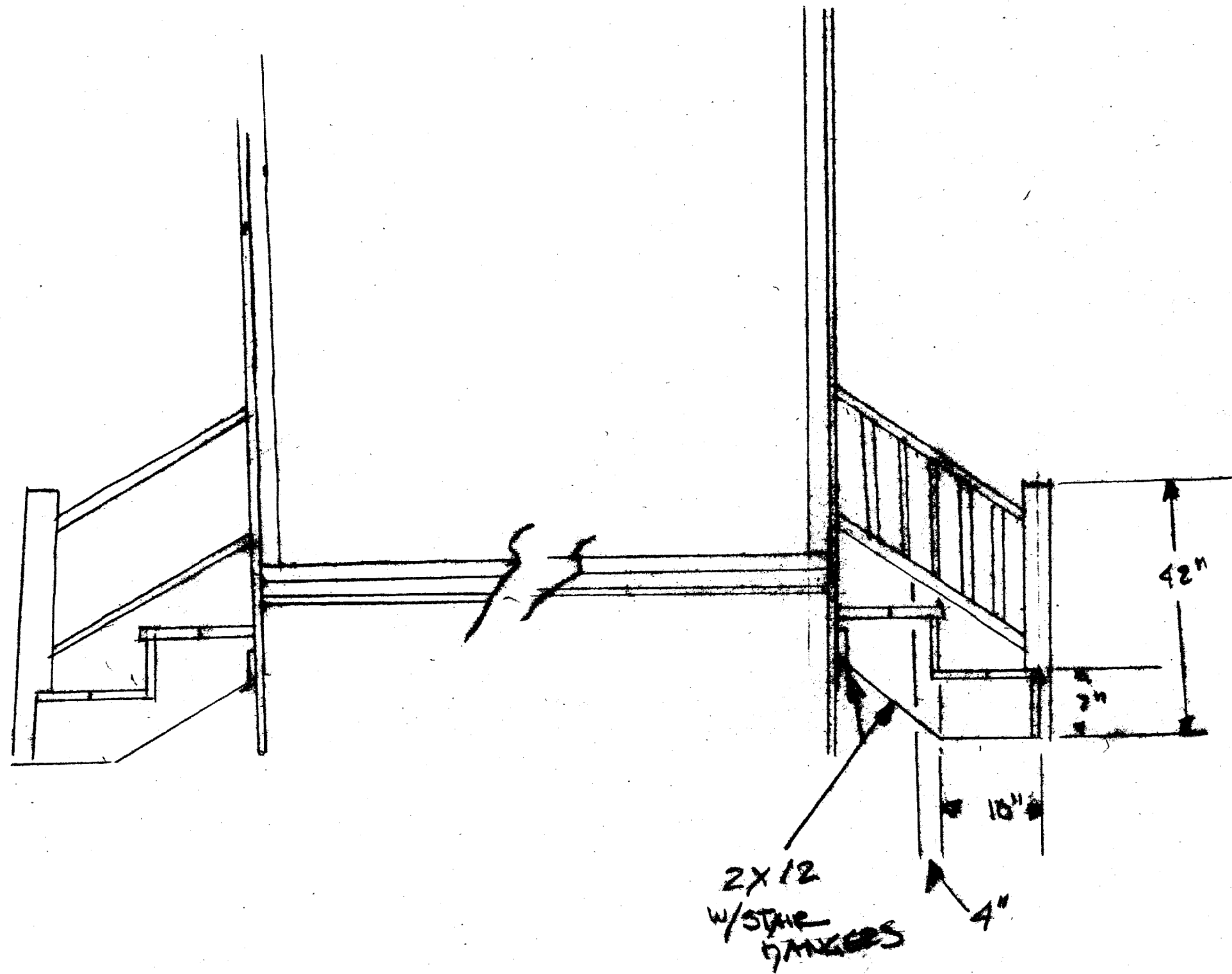
**Nadeau & Lodge, Inc.**  
Professional Land Surveyors

918 Brighton Avenue  
Portland, Maine 04102  
Ph. (207)878-7870 Fax (207)878-7871

*Joseph D. Nadeau*  
5-31-2

**This Is Not A Boundary Survey**

**Not For Recording**



Both sets of stairs  
SAME MEASUREMENTS

6/10/03 - Contractor to add H.D. 'L' brackets @  
each tube to 4x6 Support -  
otherwise Rough framing ok -  
Note: STAIRS/STRINGERS NOT IN at this  
Time - Check at Final Insp -  
Discussed Stairs/Guardrail/Handrail  
Requirements w/ Contractors -  
Contractor will Call for INSP on 'L'  
BRACKETS B/4 SKIRTING PUT-ON D

6/14/03 - "L" Brackets Done - ok - Rough framing ok  
Except - front Stairs -  
Risers & Treads inconsistent  
discussed graspable handrails w/ Returns  
Requirements D



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

5/29 2003

Received from SIMPSON CONSTRUCTION

Location of Work 49 Hicks St.

Cost of Construction \$ 5500.00

Permit Fee \$ 65.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 298 E 016

Check #: CASH Total Collected \$ 65.00

**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