

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that SUSAN M SCHULZ

Located At 1537 FOREST AVE

Job ID: 2011-11-2697-ALTR

CBL: 338-L-008-001

has permission to Front Step Repair

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

11/23/2011

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

### **Required Inspections:**

1. Footings/Setbacks prior to pouring concrete
2. Close In Elec/Plmb/Frame prior to insulate or gyp
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.



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2697-ALTR

Located At: 1537 FOREST AVE

CBL: 338- L-008-001

## Conditions of Approval:

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards. Guards must be 36 inches in height with openings less than 4 inches. Stair treads shall not be less than 10". Stair risers shall not be more than 7 3/4".
3. Fastener schedule per the IRC 2009
4. If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll

**CBL** 338 L008001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 1537 FOREST AVE  
**Owner Information** SCHULZ SUSAN M  
 1537 FOREST AVE  
 PORTLAND ME 04103  
**Book and Page** 20879/184  
**Legal Description** 338-L-8  
 FOREST AVE 1539  
**Acres** 0.16

Q & A

**Current Assessed Valuation:**

- browse city services a-z
- browse facts and links a-z

**TAX ACCT NO.** 35698 **OWNER OF RECORD AS OF APRIL 2011**  
 SCHULZ SUSAN M  
**LAND VALUE** \$61,400.00 1537 FOREST AVE  
**BUILDING VALUE** \$95,800.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$157,200.00  
**TAX AMOUNT** \$2,873.62

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1

**Year Built** 1954  
**Style/Structure Type** CAPE  
**# Stories** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** UNFIN  
**Basement** FULL  
**Square Foot** 896

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



**Outbuildings/Yard Improvements:**

Card 1

**Year Built** 1954  
**Structure** GARAGE-WD/CB  
**Size** 12X20  
**Units** 1  
**Grade** D  
**Condition** F

**Sales Information:**

Sale Date	Type	Price	Book/Page
2/18/2004	LAND + BUILDING	\$82,530.00	20879/184
7/6/1999	LAND + BUILDING	\$89,000.00	14883/338
8/30/1996	LAND + BUILDING	\$66,500.00	12697/118

[New Search!](#)

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

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

Job No: 2011-11-2697-ALTR	Date Applied: 10/31/2011	CBL: 338- L-008-001	
Location of Construction: 1537 FOREST AVE	Owner Name: SUSAN M SCHULZ	Owner Address: 1537 FOREST AVE PORTLAND, ME 04103	Phone: 797-5651
Business Name:	Contractor Name: David Verrill	Contractor Address: 66 Lukes Road, Casco, ME 04015	Phone: (207) 797-5651
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use:  Single Family dwelling	Proposed Use:  Same: Single Family Dwelling to repair front porch and steps within the same footprint	Cost of Work: 4000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied N/A Signature: <i>Capt. Thorne 11/21/11</i>	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>JRL 2009</i> Signature: <i>JRL</i>
Proposed Project Description: Repair of Front Steps		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK 11/17/11</i>	Date:	Date: <i>S</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

2011-11-2697

# General Building Permit Application



P-3  
6,959#

Location/Address of Construction: <u>1537 Forest Ave. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>24 sq ft</u>	Square Footage of Lot <u>6969.6</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>338</u> Block# <u>L</u> Lot# <u>008-001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Susan M. Scholz</u> Address <u>1537 Forest Ave</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207-797-5651</u>
Lessee/DBA <u>OCT 31 2011</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>5000.00</u> CofO Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>60.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>n/a</u> Proposed specific use: <u>single family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Repair front steps. No change in footprint</u>		
Contractor's name: <u>DAVID VERRILL</u> Email: _____ Address: <u>66 LUKAS ROAD</u> City, State & Zip: <u>CASCO, ME 04015</u> Telephone: _____ Who should we contact when the permit is ready: <u>SUSAN SCHOLZ</u> Telephone: <u>207-797-5651</u> Mailing address: <u>1537 FOREST AVE PORTLAND, ME 04103</u>		

11.17.11  
Scholz

**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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 10-31-11

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Dec 31 2011

Received from Susan M Schulz

Location of Work 1537 Fessenden

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 338 2008

Check #: 0056 Total Collected \$ 60.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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



# Residential Additions/Alterations Permit Application Checklist

**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](http://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 IEEC 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.**

- 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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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



# ***D.V. Home Improvements, Inc.***

***By David A. Verrill, Jr.***

***66 Lukes Road***

***Casco, ME 04015***

***dvhomeimprovements@yahoo.com***

***207-653-9230***

## **Work Proposal/Contract for new front deck**

**Susan Schulz**

1537 Forest Ave

Portland ME 04103

797 5651

tobiewhoop@aol.com

Remove existing brick stoop and haul away

Make temp beams to hold up the porch roof

Install 2 10 inch tubes filled with concrete 4ft below ground level.

The tubes will have a 4ft 8 inch piece of rebar 5/8inch in diameter.

The tubes will be 3ft 6inches apart.

The framing will consist of 2x8 pt for the stringers and they will be installed at 16 on center. The ledger will also be 2x8 pt and will be attached to the building with 4 inch lag fasteners. All lags will be 12 inches apart with 2 in each row. All joists will have joist hangers on each side. The joists inside the frame will be 3ft 7inches.

The railings will be 37 inches high and there will be 3 ½ inches between the

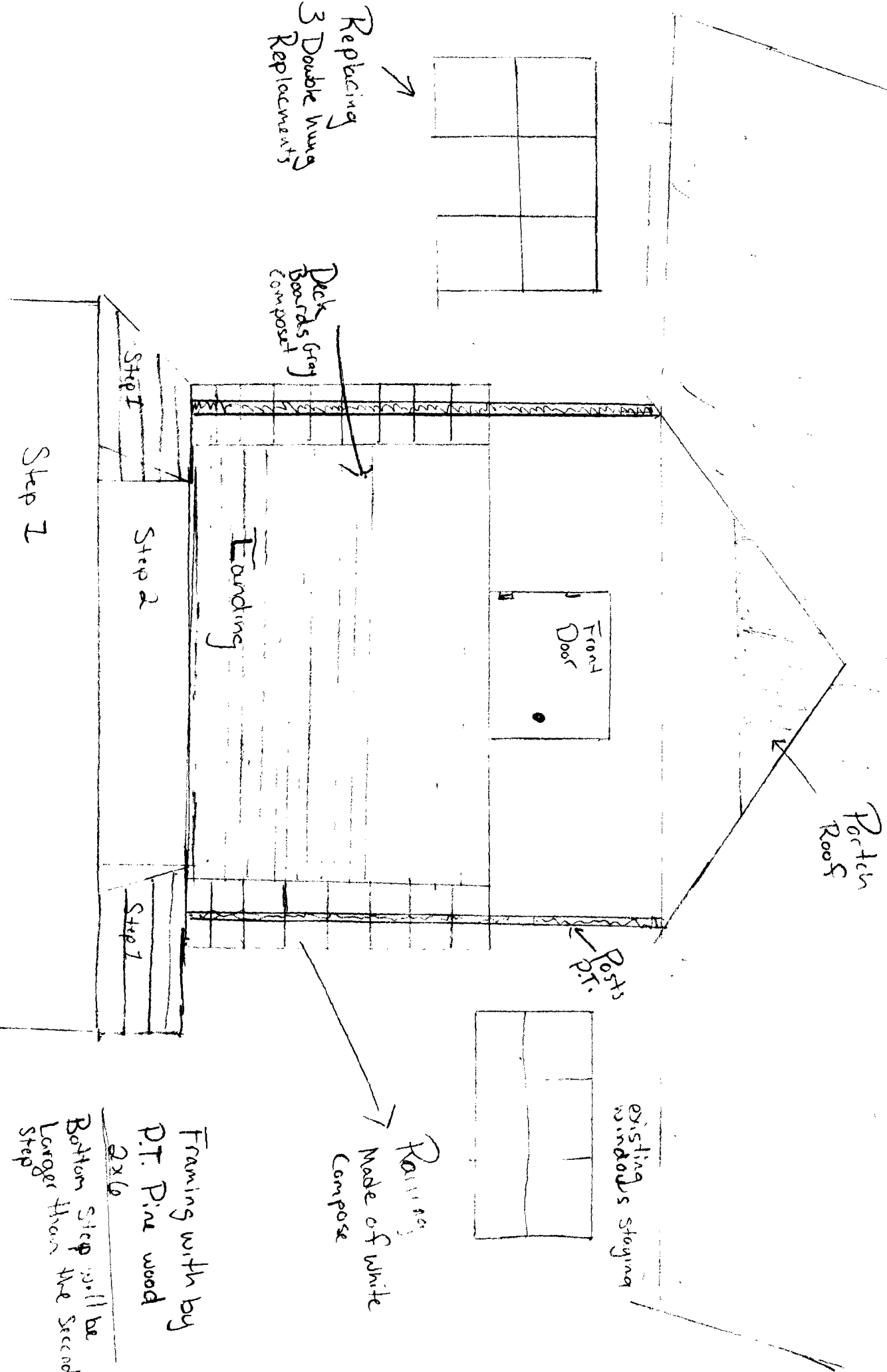
ballisters. Also there will be 3 ½ inch space between the decking and the

bottom of the railings.

Stairs:

Roof

No work to be done to main Roof  
or Porch Roof



Replacing  
3 Double Hung  
Replacements

Deck  
Boards Gray  
Composite

Framing

Front  
Door

Porch  
Roof

Porch  
D.T.

Existing  
Staging  
windows

Railing  
Made of white  
Composite

Framing with by  
D.T. Pine wood  
2x6  
Bottom Step will be  
Larger than the Second  
Step

Step 1

Step 2

Step 3

Step 1

There will be 2 steps and the bottom step will be larger than the top step and will continue around 3 sides of the deck. The third step will be the deck. The riser height will not exceed 7 3/4 and the steps will be 12 inches deep. The second step will be the same width as the deck. The nosing will be set out 3/4 of an inch.

**Total cost: \$4200.00**

***Workmanship is guaranteed for a period of 5 Years.***

**Terms of payment are as follows.  
Balance is due upon completion.**

Contractor's  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David A. Verrill, Jr.

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
Susan Schulz

This Proposal becomes a Contract between the Customer and D.V. Home Improvements Inc. once signed and dated by both parties. Payment is due day of completion. If payment is late, customer agrees to pay interest charge of 1.8% per month, and an additional cost of \$7.00 for each bill sent out for collection. Both the interest and the Additional cost will be added to the previous remaining balance. Any additional fees apply such as Attorney cost and legal fees will be the responsibility of the Customer. Any unseen damage such as dry rot or insect damage or any other damage that will cost more to complete this project a Price is to be agreed on by both the Customer and Contractor at the expense of the Customer . I have read, understand and agree to the price and the terms as stated above.

Customer's Initials \_\_\_\_\_ Customer's Initials \_\_\_\_\_

109'  
STOLKADZ FENCE

32'

32'

62.96'  
STOLKADZ FENCE

Forest Ave

61.3'

Front Porch

Exit

GATE

DRIVE WAY  
PAVED

14'  
GARAGE

12'

STAIRS

118.8'