

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that AARON S TALON

Located At 28 WOODBURY ST

Job ID: 2012-03-3567-ALTR

CBL: 339- G-020-001

has permission to modify existing deck to enclosed three (3) season porch (Single Family Residence).  
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

04/10/2012

\_\_\_\_\_  
**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.**
1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  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

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3567-ALTR

Located At: 28 WOODBURY ST

CBL: 339- G-020-001

## Conditions of Approval:

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

### **Building**

1. 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.
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. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC. **Collar ties shall be a minimum of 1-inch by 4-inch (nominal), spaced not more than 4 feet on center.**
5. 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.
6. Note: **See attached documentation for Safety Glazing in Hazard Areas;** Existing Header/ Door opening will be utilized for porch entry.

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

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

Job No: 2012-03-3567-ALTR	Date Applied: 3/22/2012	CBL: 339- G-020-001	
Location of Construction: 28 WOODBURY ST	Owner Name: AARON & ALLISON TALON	Owner Address: 28 WOODBURY ST PORTLAND, ME 04103	Phone: 207-899-2043
Business Name:	Contractor Name: John Chaplin	Contractor Address: 329 Woodman Rd., New Gloucester ME 04260	Phone: 207-807-6119
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - modify existing 16' x 14' deck to enclosed three season porch - 14.5' x 14	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MVBEC
Proposed Project Description: modify deck to 3 season porch		Signature: <i>Capt. Plouffe 3/26/12</i> Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 3/22/12</i> <i>ABU</i>	<b>Zoning Appeal</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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABU</i>
	<b>CERTIFICATION</b>		

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

- R-3

Entered 3/22/12

(B)

# 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.

# 2012-03-3567-ALTR

Location/Address of Construction: <u>28 Woodbury St</u>		
Total Square Footage of Proposed Structure/Area <u>200±</u>	Square Footage of Lot <u>0.427 Acres</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>G020001</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Aaron + Allison Talan</u> Address <u>28 Woodbury St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>899-2043</u>  <u>15000</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>SAME</u> Address City, State & Zip	Cost of Work: \$ <u>14890</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>170.00</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>porch</u> Proposed Specific use: <u>screen porch</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Transfer deck to screen porch</u>		
Contractor's name: <u>John Chapin</u> Address: <u>327 Woodman Rd</u> City, State & Zip <u>New Gloucester ME 04260</u>		Email: _____ Telephone: _____
Who should we contact when the permit is ready: <u>Aaron Talan</u> Mailing address: <u>28 Woodbury St Portland 04103</u>		Telephone: <u>807-6119</u>

RECEIVED  
MAR 22 2012  
Dept. of Building Inspections  
City of Portland Maine

**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: Aa TL Date: 3/21/12

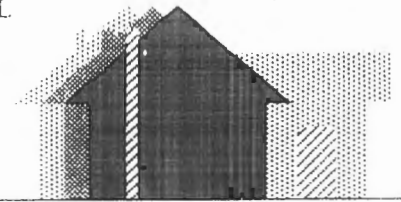
**This is not a permit; you may not commence ANY work until the permit is issued**

# CHAPLIN BUILDERS

329 Woodman Road  
 New Gloucester, Maine 04260  
 (207) 926-3426

PROFESSIONAL  
 CARPENTRY

PS #17



Framing  
 Finishing  
 Cabinetry

Arnon Tylon

Date March 20, 2012

Job Name Screen Porch project

Date	Description	Hours	Rate	Cost
	<p>The following info is to the Re-                      grading of Modification from                      sun deck to a three season                      screened w porch. The Deck will                      be decreased in size from 16'-0"                      wide to 14'-6" wide, because of                      a window conflict.</p> <p>The porch will <u>not</u> have                      any Insulation or plumbing.                      Any Electrical work unknown                      at this time</p>			
Total Amount Due				

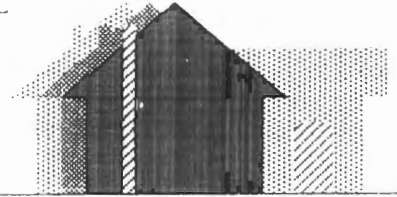
Net payment due within thirty days from date of statement. Late charges in the amount of 1 1/2% per month (18% per year) will be assessed on any balances not paid within this period.

# CHAPLIN BUILDERS

329 Woodman Road  
 New Gloucester, Maine 04260  
 (207) 926-3426

*page # 2.1*

PROFESSIONAL  
 CARPENTRY



Framing  
 Finishing  
 Cabinetry



Date \_\_\_\_\_

Job Name \_\_\_\_\_

Date	Description	Hours	Rate	Cost
	The porch will have 6 windows Approx 4'-wide x 4'-6" Tall (Anderson Glider # 244 GW 4046) 1 entry door metal full view 3'-0" x 6'-8" Bottom of window approx. 2'-4" from floor.			
	Complete cost of project			14,890.-
Total Amount Due				

Net payment due within thirty days from date of statement. Late charges in the amount of 1 1/2% per month (18% per year) will be assessed on any balances not paid within this period.

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

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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:**

**CBL** 339 G020001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 28 WOODBURY ST  
**Owner Information** TALON AARON S & ALLISON B  
 TALON JTS  
 28 WOODBURY ST  
 PORTLAND ME 04103  
**Book and Page** 25139/055  
**Legal Description** 339-G-20 TO 26  
 WOODBURY ST 28  
 LUKE ST  
 18606 SF  
**Acres** 0.427

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Best viewed at 800x600, with Internet Explorer

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	47182	<b>OWNER OF RECORD AS OF APRIL 2011</b>
<b>LAND VALUE</b>	\$72,800.00	TALON AARON S & ALLISON B TALON JTS
<b>BUILDING VALUE</b>	\$206,000.00	28 WOODBURY ST
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$268,800.00	
<b>TAX AMOUNT</b>	\$4,913.66	

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

**Building Information:**

**Building 1**

**Year Built** 2001  
**Style/Structure Type** COLONIAL  
**# Stories** 2  
**Bedrooms** 3  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 5  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 2336

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

**Outbuildings/Yard Improvements:**

**Building 1**

**Year Built** 2002  
**Structure** SHED-FRAME  
**Size** 8X10  
**Units** 1



**Grade** C  
**Condition** A

**Building 1**

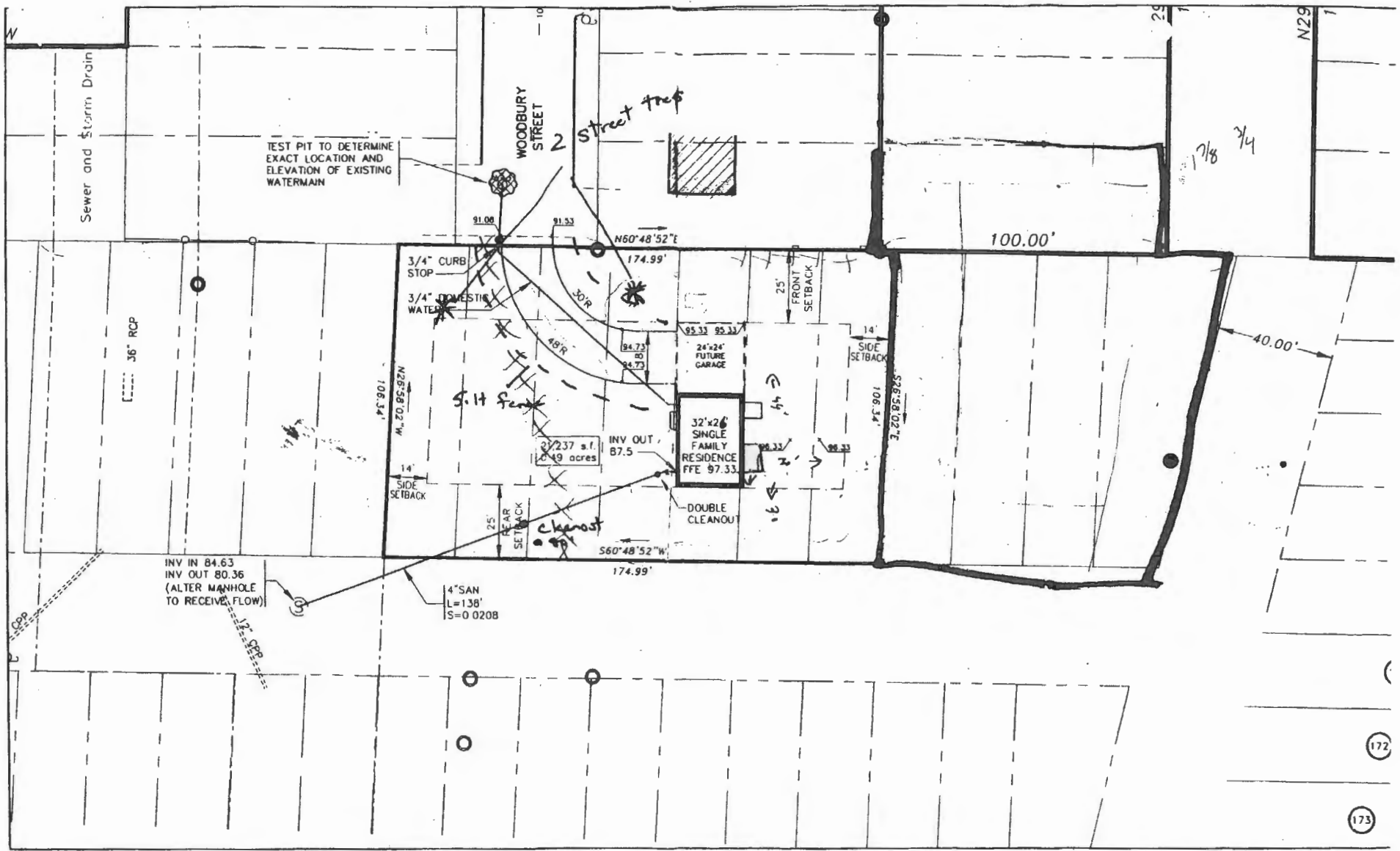
**Year Built** 2003  
**Structure** SHED-FRAME  
**Size** 10X14  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
5/29/2007	LAND + BUILDING	\$290,000.00	25139/055
11/1/2001	LAND + BUILDING	\$161,324.00	16924/287
10/16/2001	LAND + BUILDING	\$49,250.00	16849/72
7/6/2001	LAND + BUILDING	\$4,000.00	16500/161
7/6/2001	LAND + BUILDING	\$18,000.00	16500/158

**New Search!**

Permit 02-0313 - to build 14' x 16' dock.



Rev	Date	Revision

Design	DER	Date	MAY 2001
Draft	LAM	JOB No	368
Checked	AMP	Scale	1" = 30'
File Name 363-LIKE-SP DWG			

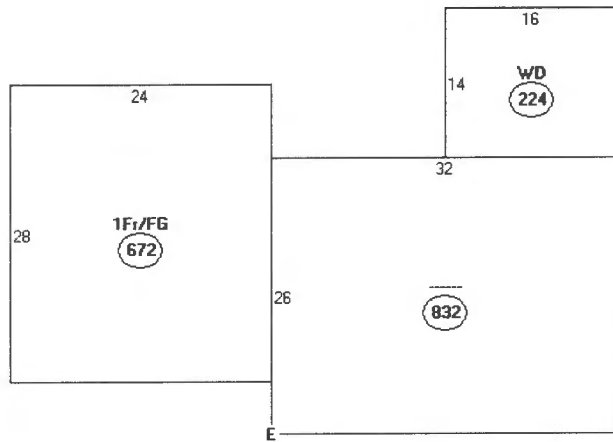
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 26 Main Street  
 Gray, ME 04039

207-657-6910  
 FAX 207-657-6912  
 E-Mail: gpc@maine.rr.com

Drawing Name	Layout and Utilities Plan
Project	WOODBURY STREET, PORTLAND

Figure No  
**2**



Descriptor/Area

- A: ---  
832 sqft
- B: WD  
224 sqft
- C: 1F1/FG  
672 sqft
- D: RS1  
80 sqft
- E: RS1  
140 sqft



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , Check Number: 1482

**Tender Amount:** 170.00

Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 3/22/2012

**Receipt Number:** 42082

Receipt Details:

Referance ID:	5753	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-03-3567-ALTR - Transfer deck to a screen porch			
Additional Comments: 28 Woodbury			

Thank You for your Payment!