

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HOUSING OF MAINE, COMMUNITY

Located At 29 WALL ST

Job ID: 2011-08-1889-ALTR

CBL: 340 - - G - 008 - 001 - - - -

has permission to build exterior deck(s) and entrances.

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

08/19/2011

**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

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, Electrical)
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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1889-ALTR

Located At: 29 WALL

CBL: 340 - - G - 008 - 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 two family dwelling. Any change of use shall require a separate permit application for review and approval.

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. **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.
3. 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.
4. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
5. 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.

27 - 29 Wall St
 Robert Davenport
 Community Housing of Maine
 309 Cumberland Ave Ste 203
 S/O: M

1/4" Scale

RECEIVED

AUG 19 2011

Dept. of Building Inspections
 City of Portland Maine

↑
 Front of House

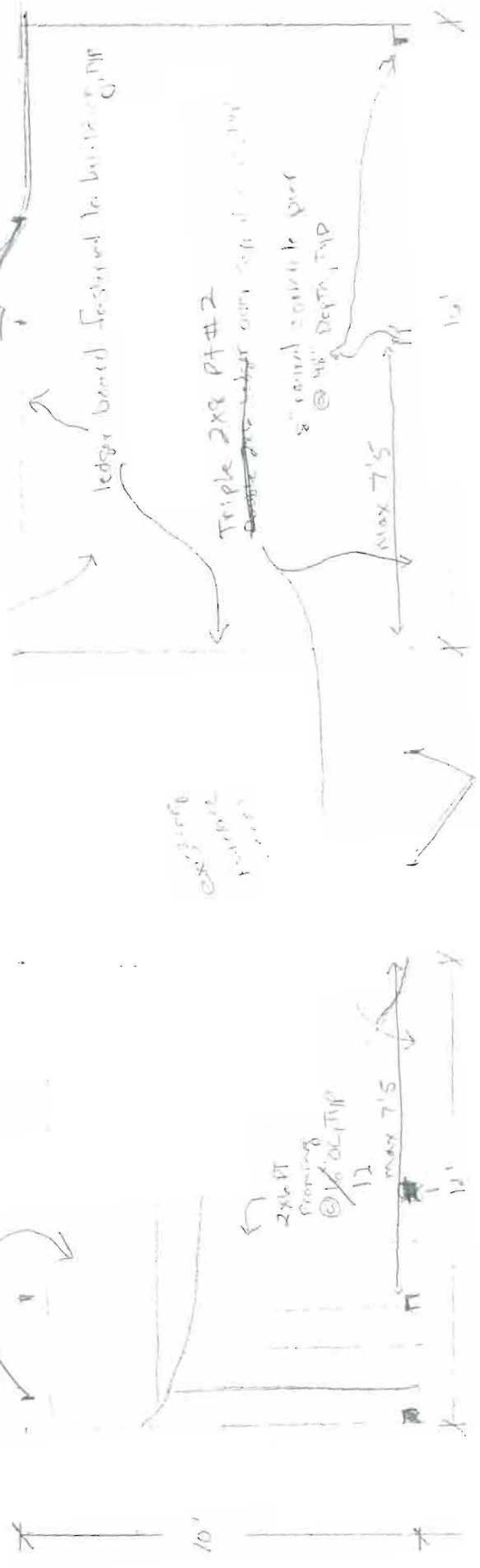
existing stairs

New 3/4x6 Decking

existing doors

existing
 window

Back of House

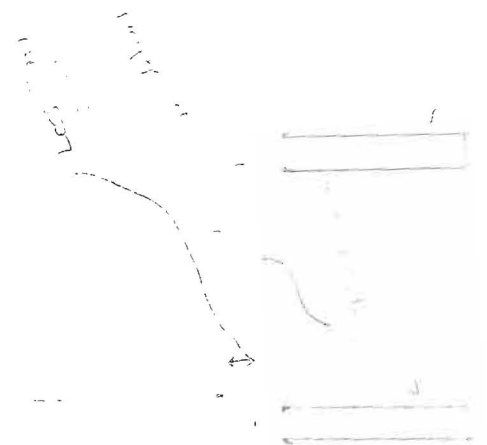
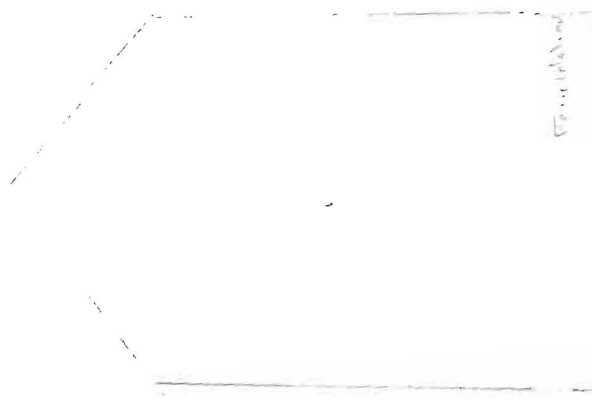
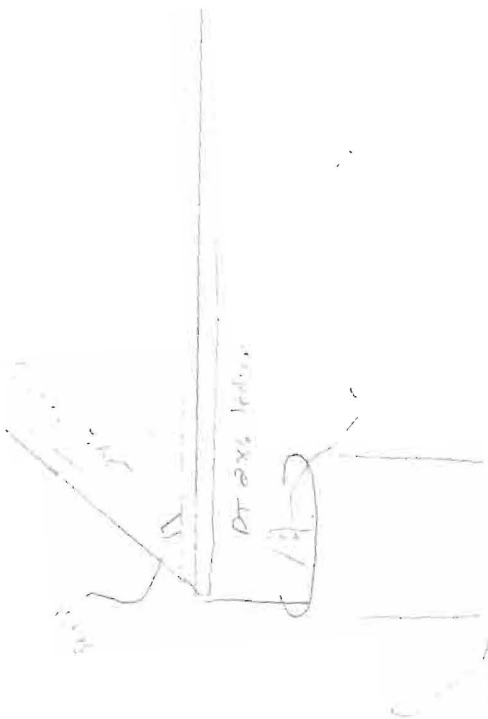


RECEIVED

AUG 19 2011

Dept. of Building Inspections
City of Portland Maine

27-28 WILM ST
Robert Davenport
Community housing of Maine
309 Cumberland Ave St 205
05101/11



Jonathan Rioux - Fwd: 27 wall St

From: Robert Davenport <rbdavenport@roadrunner.com>
To: "jrioux@portlandmaine.gov" <jrioux@portlandmaine.gov>
Date: 8/11/2011 3:49 PM
Subject: Fwd: 27 wall St

Sent from my iPhone

Begin forwarded message:

From: Robert Davenport <rbdavenport@roadrunner.com>
Date: August 11, 2011 3:37:46 PM EDT
To: "jgr@portlandmaine.gov" <jgr@portlandmaine.gov>
Subject: 27 wall St

Hi John,

I got your message with questions about the design for 27 wall streets decks. The sonatubes are at 8' center on the 16 foot deck. On the smaller deck, one is 8', the next is 4'.

As far as the joist span and beam size, I can go to a triple 2x6 for the beam and 12" oc framing if that's what you require. This deck is literally sitting on the ground except for the last 2 feet of 6 of the joists.

Call me if you have further questions at 899-7344.

Thanks

Rob Davenport

Sent from my iPhone

27-29 Wall St 1/4" Scale
 Robert Davenport
 Community Housing of Maine
 309 Cumberland Ave St 203
 S/O 1/11

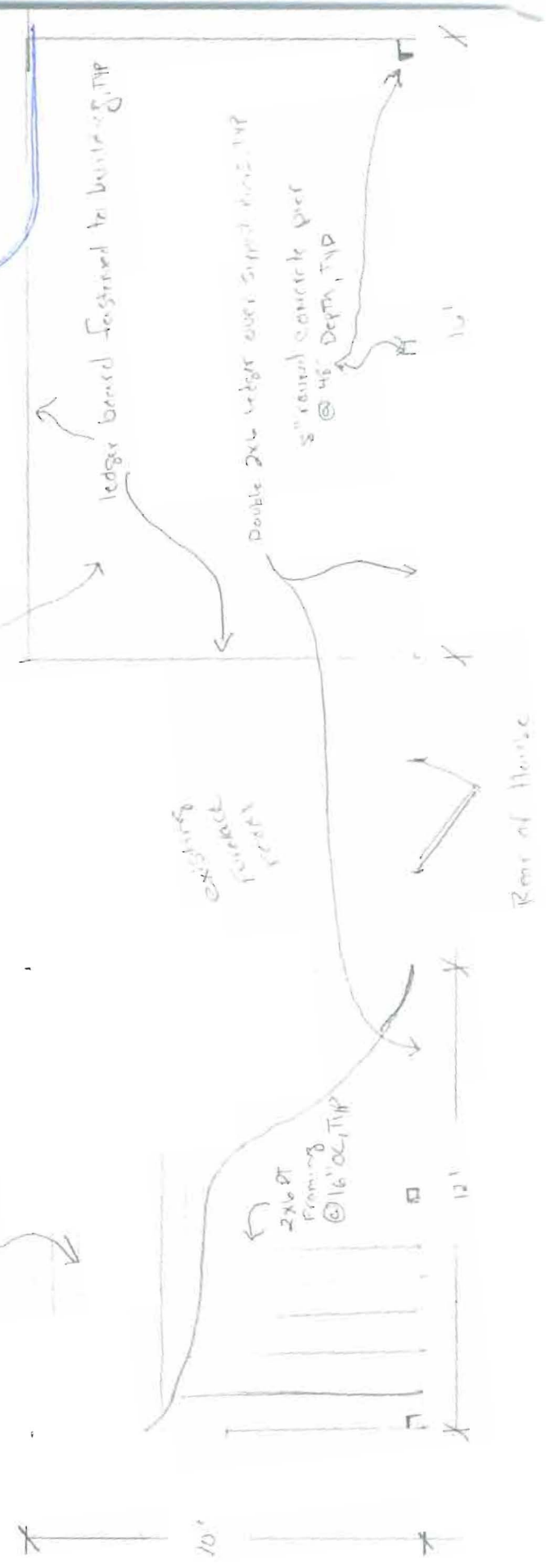
↑
 Front of House

Existing Structure

New 5/4 x 6 Decking, TYP

Existing Structure

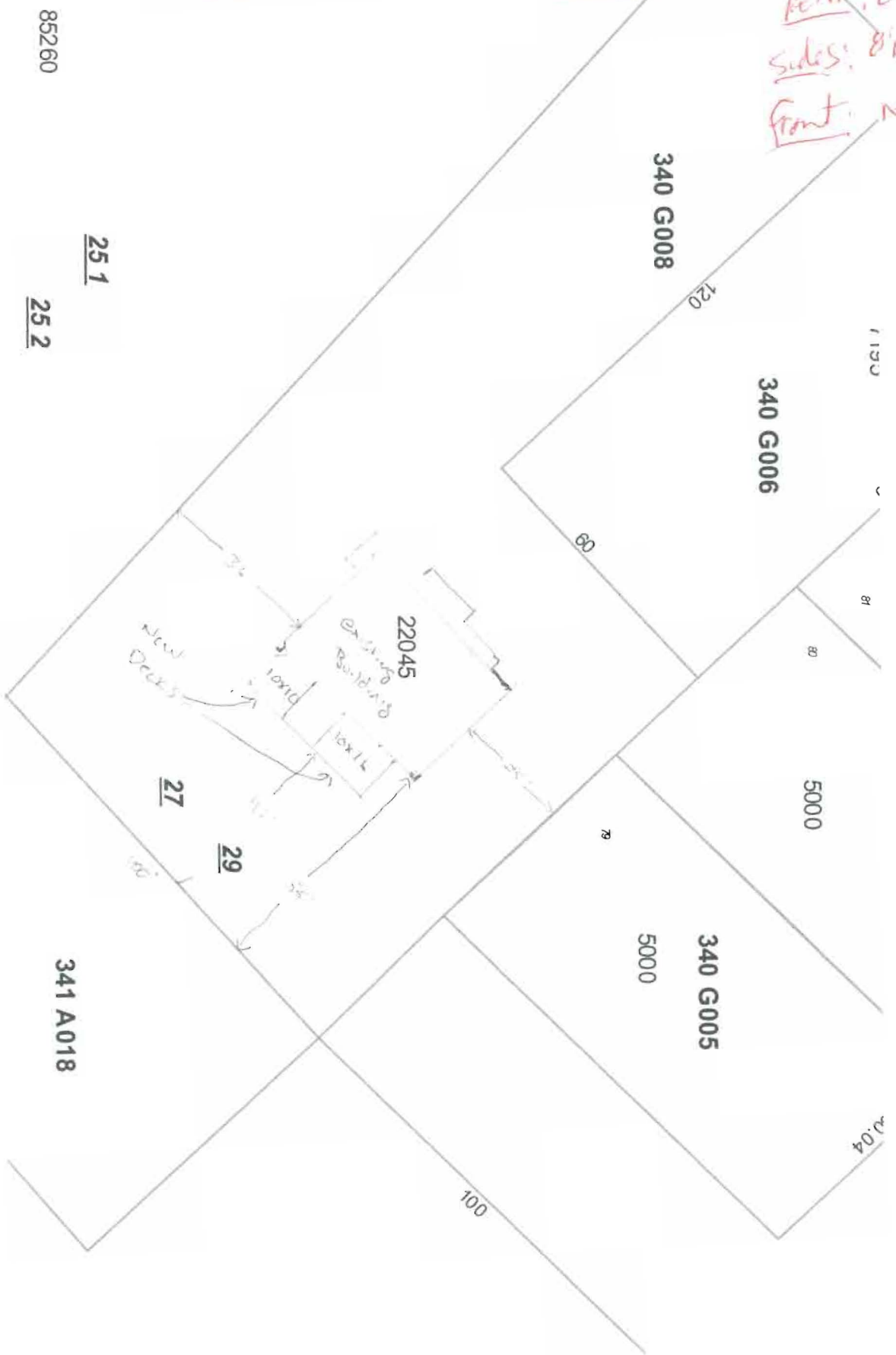
Rear of House



27-29 West Street Plot Plan
Robert Davenport
Community Housing of Maine
s/c/r/h

R-5

REAR: 20' min - 45' Show
Sides: 8' min - 25' e Show
Front: N/A 36' Show



85260

251

252

340 G008

340 G006

5000

340 G005

5000

341 A018

22045

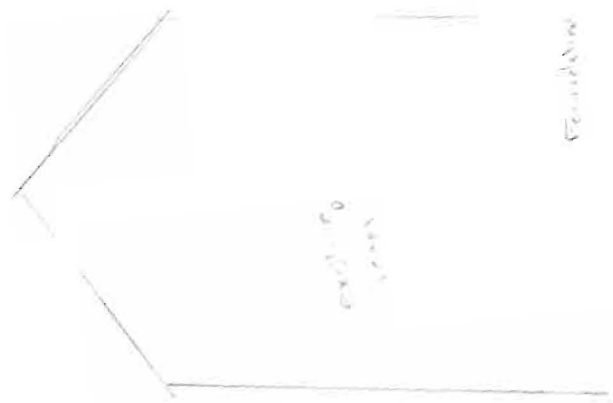
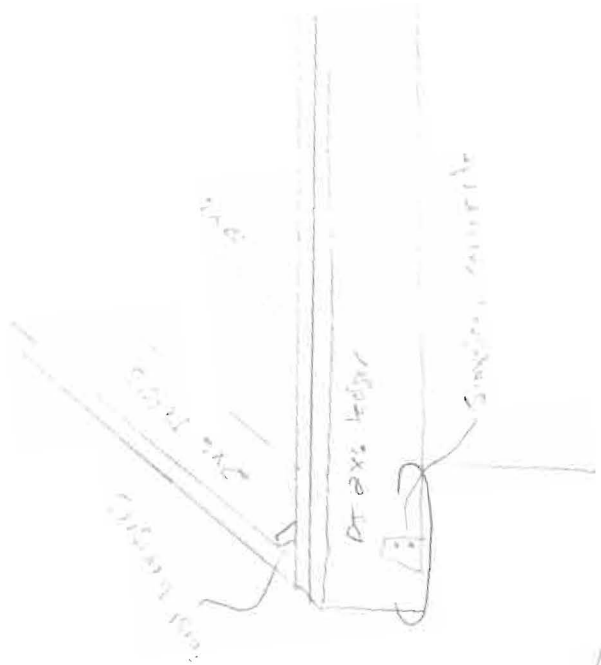
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29

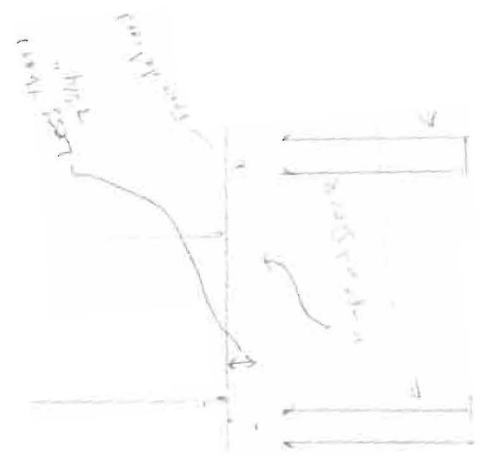
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20.04

27-24 W 11 St
 Robert Davenport
 Community housing of name
 309 Cumberland Ave St 203
 08/01/11



2x6 structures



1. A complete plot plan showing all structures & proposed structures with distances to : labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing
 - d. spacing and location of tubes/piers
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system)
 - b. Ledger size attached to building
 - c. Fastener size and spacing attaching ledger
 - d. Girder Size and spans carrying floor system
 - e. Joist size, span, and spacing
 - f. Joist hangers or ledger
4. Guardrails & Handrail Details - Required if deck is 30 inches or more above g
 - a. Guardrail height - Not less than 36"
 - b. Baluster spacing - 4 inches or less
 - c. Handrail height - NOT LESS THAN 34" - NOT MORE THAN 38"
5. Stair Details
 - a. Tread depth (measured nosing to nosing) - MINIMUM depth 10 INCHES
 - b. Riser height - MAXIMUM 7 3/4
 - c. Nosing on tread - NOT LESS THAN 3/4 IN. - NOT MORE THAN 1 1/4.
 - d. Width of stairs - NOT LESS THAN 36"



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 IECC 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.

Email CD Flash Drive 

General Building Permit Application

R-5 Prime
R-3 Sub

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>27-29 Wall Street</u>		
Total Square Footage of Proposed Structure/Area <u>260 SF</u>	Square Footage of Lot <u>22,045</u>	Number of Stories <u>X 1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>C</u> Lot# <u>8</u> <u>341</u> <u>A</u> <u>8</u>	Applicant: <u>Robert Davenport</u> Email: <u>rbdavenport@roadrunner.com</u> Name <u>Robert Davenport</u> Address <u>42 Fieldstone Dr</u> City, State & Zip <u>Westbrook, ME 04092</u>	Telephone: <u>207-899-7344</u>
Lessee/DBA Email: _____	Owner: _____ Email: _____ Name <u>Community Housing of Maine</u> Address <u>309 Cumberland Ave St 203</u> City, State & Zip <u>Portland, ME 04103</u>	Cost of Work: <u>\$3,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Admin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Duplex</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>construct 2 rear decks @ back entrances</u>		
Contractor's name: <u>Robert Davenport</u> Email: <u>rbdavenport@roadrunner.com</u> Address: <u>42 Fieldstone Dr</u> City, State & Zip <u>Westbrook, ME</u> Telephone: <u>899-7344</u> Who should we contact when the permit is ready: <u>Robert</u> Telephone: <u>899-7344</u> Mailing address: <u>Same</u>		

11-1-8

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

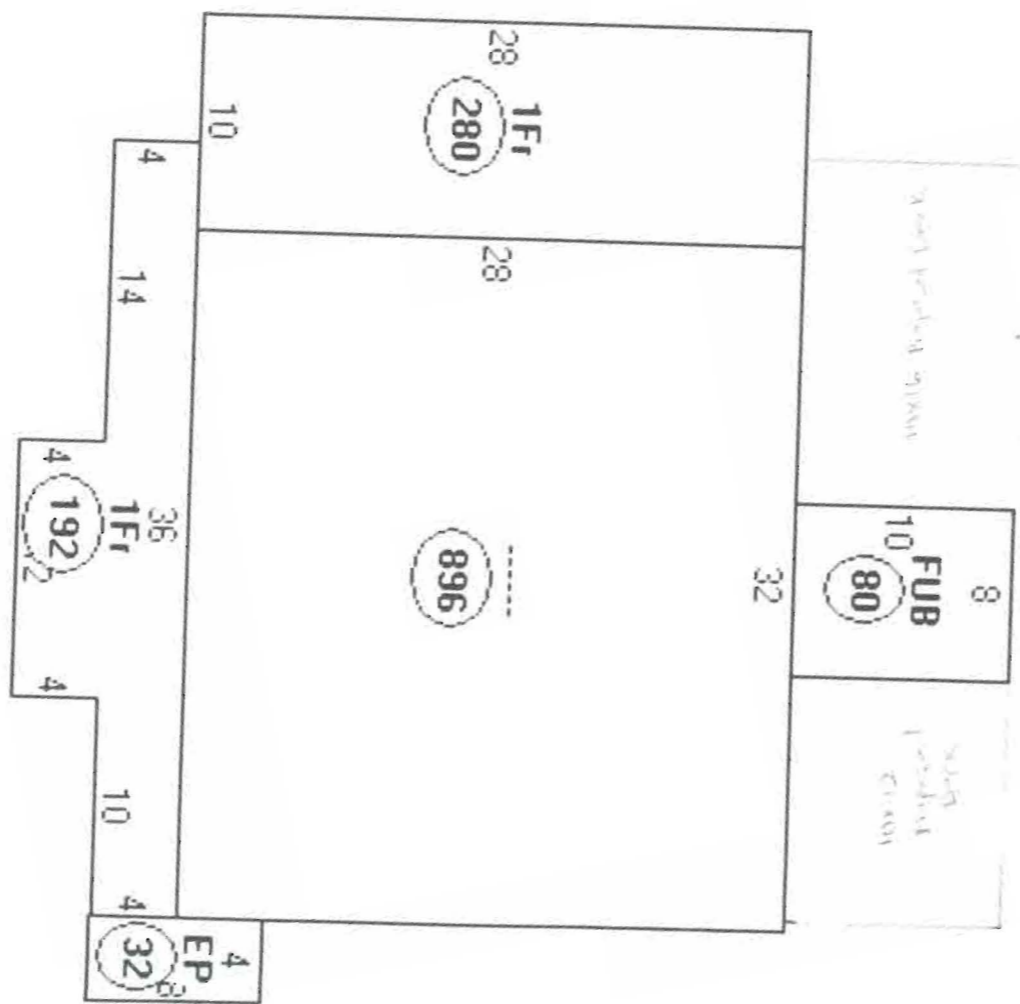
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: 5/1/11

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

27-29 Wall Street
 Robert Davenport
 Community Housing of Maine
 309 Cumberland Ave St 203
 Ste 11





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8-1-20 11

Received from Durham

Location of Work 24-29 Wall St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 50

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 311-255

Check #: 000 Total Collected \$ 50

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

Taken by: J. [Signature]

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1889-ALTR	Date Applied: 8/1/2011	CBL: 340 - - G - 008 - 001 - - - - -	
Location of Construction: 29 WALL ST	Owner Name: COMMUNITY HOUSING OF MAINE	Owner Address: 309 CUMBERLAND AVE STE 203 PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Robert Davenport	Contractor Address: 45 Fieldstone Dr., Westbrook, ME	Phone: 899-7344
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: R-5 Prime & R-3 sub
Past Use: Duplex	Proposed Use: Same: Duplex - to construct 2 rear decks @ back entrances	Cost of Work: \$3000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SB IRC, 2009 Signature: <i>[Signature]</i>
Proposed Project Description: Construct 2 rear decks @ Back entrance		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		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 <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"/> Mjn <input type="checkbox"/> MM Date: <i>[Signature]</i> <i>with conditions</i> <i>8/8/11</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 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>[Signature]</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 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 PHON

Old truck at
NCA