

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JUSTIN P & GRIFFEE

Located At 80 ALLISON AVE

Job ID: 2011-04-891-ALTR

CBL: 370 - - A - 028 - 001 - - - -

has permission to install a 12' by 32' exterior 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

05/09/2011

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

*Ok to close +  
Scom  
M/A*

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

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

Job No: 2011-04-891-ALTR	Date Applied: 4/22/2011	CBL: 370 - - A - 028 - 001 - - - - -
Location of Construction: 80 ALLISON AVE	Owner Name: JUSTIN P GRIFFEE	Owner Address: 80 ALLISON AVE PORTLAND, ME - MAINE 04103
Business Name:	Contractor Name: Ken Ouellette @ Community Blders	Contractor Address: 3 High Bluff LN SCARBOROUGH MAINE 04074
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - To add 12' x 32' Deck on the rear	Cost of Work: \$13,000.00
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A
		Signature:
Proposed Project Description: 80 Allison Ave - to add a deck		Pedestrian Activities District (P.A.D.)
Permit Taken By: Lannie	<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 with 9</i> <i>condition</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>9</i>
	<b>CERTIFICATION</b> 4/27/11		

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	PHON

## BUILDING PERMIT INSPECTION PROCEDURES

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

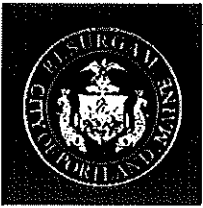
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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. Footing/ Setbacks
  2. Close-In: (Framing)
  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 OCCUOPIED.



# 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: 2011-04-891-ALTR

Located At: 80 ALLISON

CBL: 370 - - A - 028 - 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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. 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.
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 in height) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. Note: Contractor stated he will solid block where the existing deck meets the new deck and attached with approved connections. The beam will be increased to (3) 2 X 10 inch; with a proposed span of 6 feet.

BUILDING A DECK???INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
  - a. Diameter of concrete filled tube or pre cast concrete pier size 6" x 5" - Tapered frost piers
  - b. depth below grade (minimum 4'-0" below grade) 48"
  - c. anchorage of column to footing Simpson Strong Tie
  - d. spacing and location of tubes/piers Two rows of 6 each, see back of sheet
3. Framing Members
  - a. Columns - wood size and location (members supporting framing of floor system) 4x4 PT
  - b. Ledger size attached to building N/A
  - c. Fastener size and spacing attaching ledger
  - d. Girder Size and spans carrying floor system ② 2x8 Built up girder 6' span
  - e. Joist size, span, and spacing 2x8, 12' span, 16" OC
  - f. Joist hangers or ledger Joist rest on girders
4. Guardrails & Handrail Details
  - a. Guardrail height 38"
  - b. Baluster spacing 3 1/2" OC
  - c. Handrail height 38"
5. Stair Details
  - a. Tread depth (measured nosing to nosing) 11"
  - b. Riser height 7"
  - c. Nosing on tread 1"
  - d. Width of stairs One set 12' wide to new deck  
One set 3' x 8' to grade

TXS ✓



# 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>80 Allison Ave</u>		
Total Square Footage of Proposed Structure/Area <u>3840</u>	Square Footage of Lot	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>370</u> Block# <u>A</u> Lot# <u>28</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Justin P. Griffiee</u> Address <u>8 Allison Ave</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>756-9091 or</u> <u>617-519-1012</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,300</u> C of O Fee: \$ _____ Total Fee: \$ <u>150</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? _____ Proposed Specific use: <u>New exterior deck addition</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Deering Run</u> Project description: <u>New exterior pressure treated deck</u>		
Contractor's name: <u>Community Builders</u> Address: <u>3 High Bluff Lane</u> City, State & Zip <u>Scarborough, ME 04074</u> Telephone: <u>756-9091</u> Who should we contact when the permit is ready: <u>Ken Ouellette</u> Telephone: <u>same</u> Mailing address: <u>same</u>		

847748

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.

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: 4-21-11

RECEIVED  
APR 21 2011  
Dept. of Building Inspections  
City of Portland Maine

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

East Washington Street

rear deck existing deck stairs

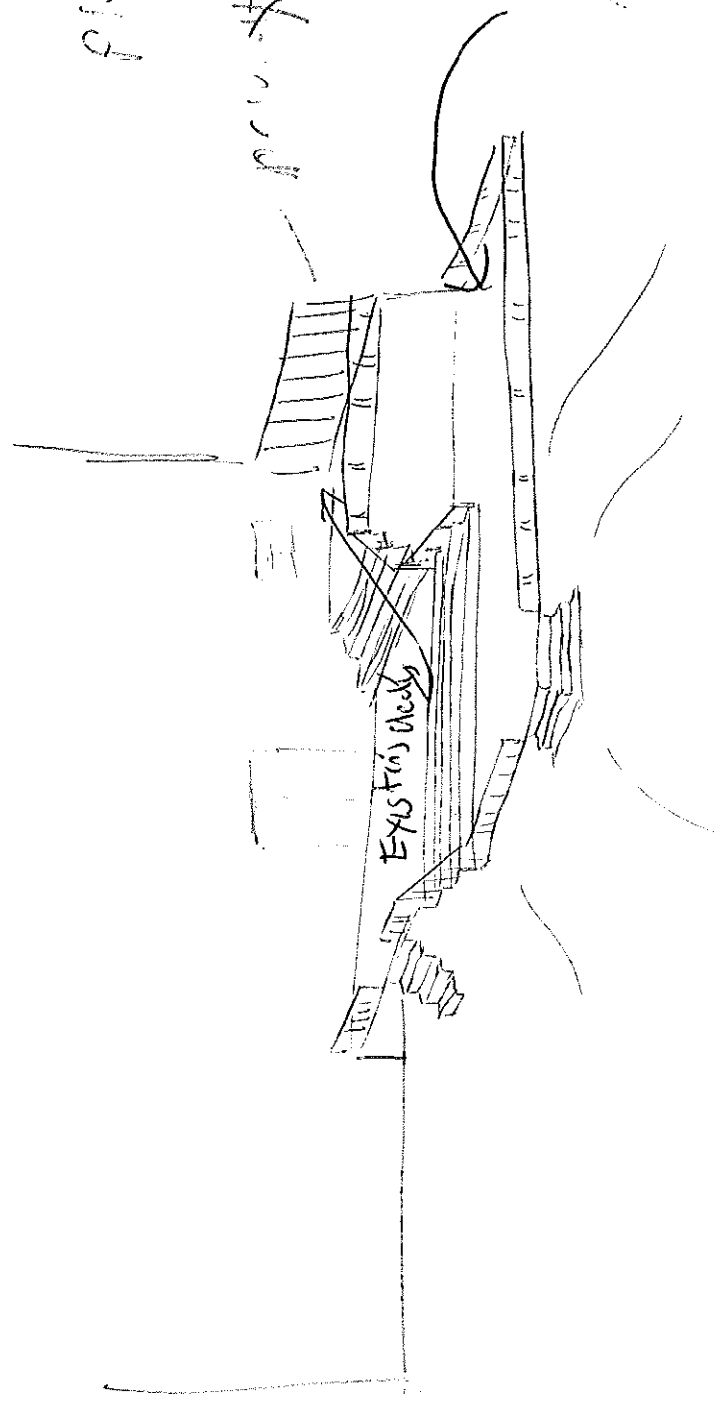
4x4 pt

pressure treated

pen. 4" fine 3/4 x 5 1/8" Tall

12 x 32

new single level deck



new front porch  
Apr 2019

**Job Summary Report**  
**Job ID: 2011-04-891-ALTR**

Report generated on Apr 27, 2011 1:19:53 PM

Page 2

**Inspection Details**

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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**Fees Details**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$150.00							



THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 15831 PAGE 1 COUNTY Cumberland  
PLAN BOOK 164 PAGE 51 LOT 45

ADDRESS: 80 Allison Avenue, Portland, Maine

Job Number: 62B-62

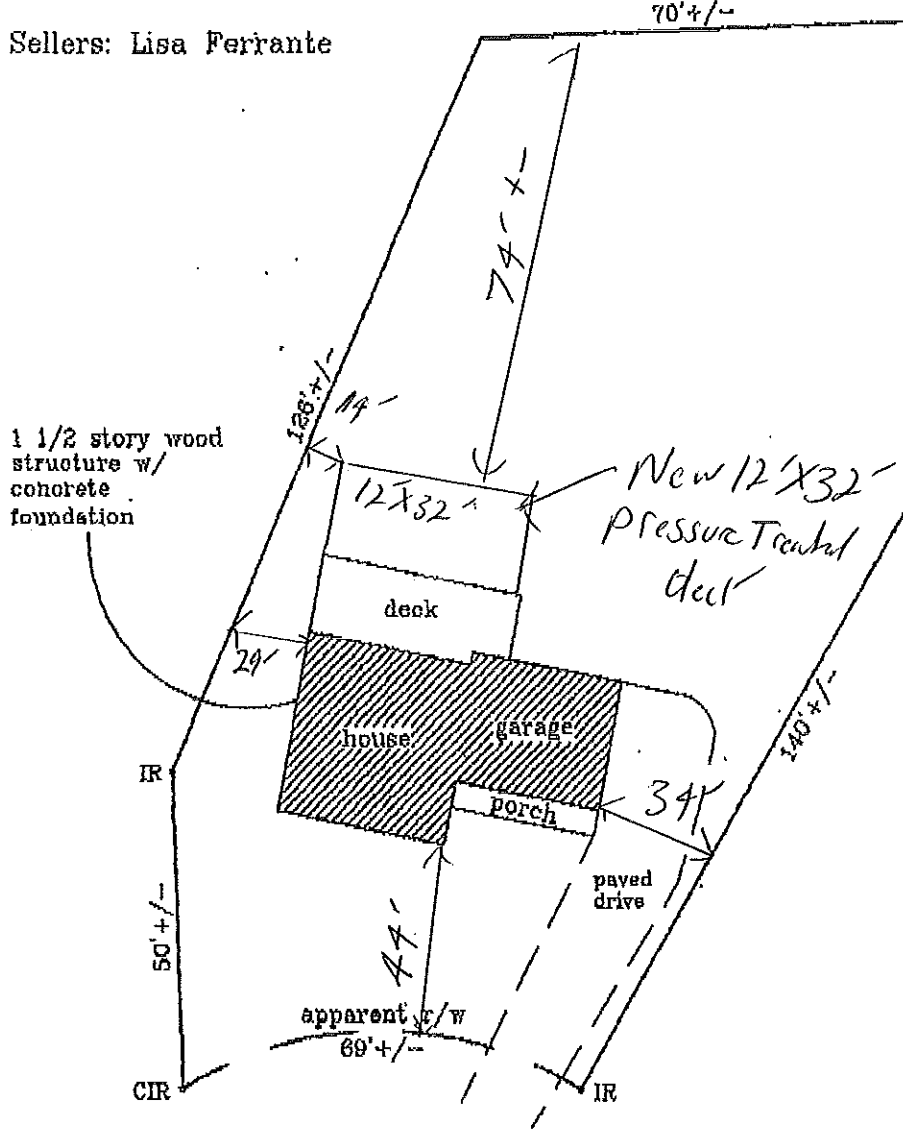
Buyers: Justin P. Griffes & Cristina C. Dominguez

Inspection Date: 3-01-08

Scale: 1" = 30'

Sellers: Lisa Ferrante

Client File #: SOB-104CRS



R-2 Zone

Front: N/A

REAR: 25' min - 74' shown

Side: 14' min - 14' shown

check in field

Allison Avenue



I HEREBY CERTIFY TO: New England Title; First Financial Mortgage Corp. and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

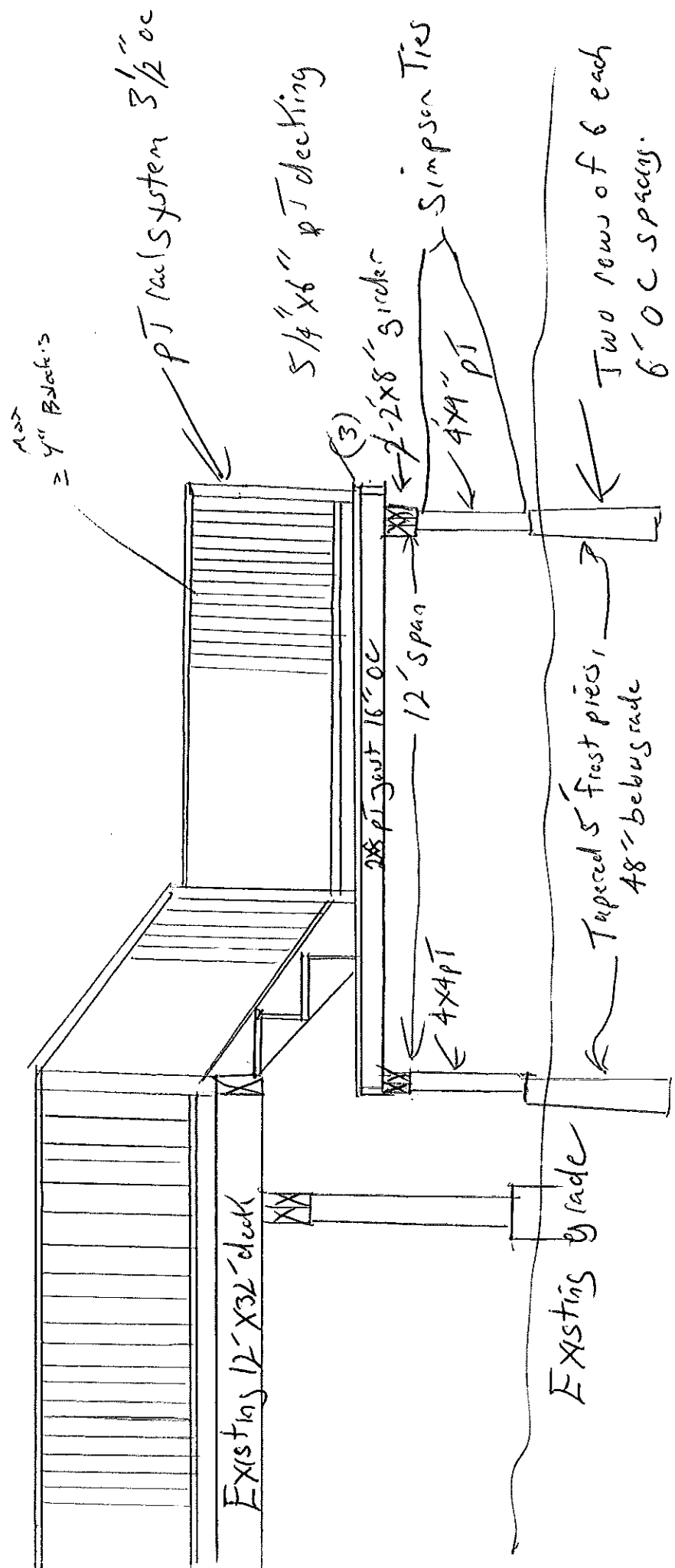
**Livingston-Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport, Maine 04046  
207-887-9761 phone 207-867-4631 fax  
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

# Deck Drawing - 80 Allison Ave - Portland

## Notes:

- \* Beam (3) 2x8" 7-5" Max
- \* 36" Fall protection  $\leq$  30" from Grade
- \* Solid Blocking below steps to meet existing proposed deck



Job Summary Report  
Job ID: 2011-04-891-ALTR

4/22/11

**Job Type:** Alter/Add to Residential SF/Duplex **Job Description:** 80 Allison Ave **Job Year:** 2011  
**Building Job Status Code:** Initiate Plan Review **Pin Value:** 1240 **Tenant Name:**  
**Job Application Date:** **Public Building Flag:** N **Tenant Number:**  
**Estimated Value:** 13,000 **Square Footage:**  
**Related Parties:** JUSTIN P GRIFFEE **Property Owner**  
 Community Builders - Ken Quellette **GENERAL CONTRACTOR**

Job Charges

Fee Code Description	Charge Amount	Permit Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 38038

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
W28400	370	A 028 001		M			-70.302616	43.713924	1				80 ALLISON AVENUE NORTH

**Location Use Code:** SINGLE FAMILLY **Variance Code:** NOT APPLICABLE **Use Zone Code:** R-2 **Fire Zone Code:** DISTRICT 8 **Inside Outside Code:** NORTH DEERING  
**Structure Details:**

**Structure:** Single Family Home  
**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			80 ALLISON AVENUE NORTH

Permit #: 20113068

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
38038	Single Family Home	InitIALIZED	New exterior deck			

Approved in Q

6-17-11

Needs support at end  
of Beams. Setback.

Approx to go into Bolster.  
Need to max of 4" gap.

NLD

6-20-11

~~Beams~~ Beams supports by  
Diag. 4" x 4" and a  
continuous Decking Board  
at bottom of Posts etc  
to clear out.

NLD