

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DOUGLAS W DARBY

Located At 184 SUMMIT ST

Job ID: 2012-08-4734-ALTR

CBL: 381- A-015-001

has permission to Replace existing steps

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**

**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:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.

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

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

Job No: 2012-08-4734-ALTR	Date Applied: 8/17/2012	CBL: 381- A-015-001	
Location of Construction: 184 SUMMIT ST	Owner Name: DOUGLAS W DARBY	Owner Address: 184 SUMMIT ST PORTLAND, ME 04103	Phone: 632-8422
Business Name:	Contractor Name: Thomas Connolly	Contractor Address: 56 CARLETON STREET, PORTLAND MAINE 04102	Phone: (207) 775-0255 409-8081
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG REPAIR	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to replace existing concrete steps with wood	Cost of Work: \$3,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-5 Type: SB IRC 09
Proposed Project Description: Replace existing steps		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<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>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK</i> 8/27/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
	<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



# General Building Permit Application

Entered 8/17/12 (B) (R-2)

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.

2012-08-4731-ALTR

Location/Address of Construction: <u>184 Summit St. Portland 04103</u>		
Total Square Footage of Proposed Structure/Area <u>16.5g. ft</u>	Square Footage of Lot <u>19,475</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>381      A015-019</u>	Applicant: (must be owner, lessee or buyer) Name <u>Douglas DARBY</u> Address <u>184 Summit St 04103</u> City, State & Zip <u>Portland</u>	Telephone: <u>632-8422</u>
RECEIVED AUG 17 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>3,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>50.00</u>
	Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE EXISTING CEMENT CAST STEPS</u>	
Contractor's name: <u>THOMAS CONNOLLY</u> Email: _____ Address: <u>56 CARLETON STREET</u> <u>wildmango5@maine.rr.com</u> City, State & Zip: <u>PORTLAND, ME 04102</u> Telephone: <u>775-0255</u> Who should we contact when the permit is ready: <u>THOMAS CONNOLLY</u> Telephone: <u>409 8081</u> Mailing address: <u>SAME AS ABOVE</u>		

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: Douglas Darby      Date: 7-25-12

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



# PORTLAND MAINE

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

Receipts Details:

**Tender Information:** Cash  
**Tender Amount:** 50.00

Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 8/17/2012  
**Receipt Number:** 47223

Receipt Details:

Referance ID:	7690	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-08-4734-ALTR - Replace existing steps			
Additional Comments: 184 Summit			

Thank You for your Payment!



REPLACE EXISTING CAST CEMENT STEPS  
WITH WOOD FRAMED DECK AND STEPS,  
AND COMPOSITE TREADS, TRIM, RAILINGS,  
AND DECK (LANOING)

184 SUMMIT STREET

THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Douglas Title Co.

The Mortgage Office and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B

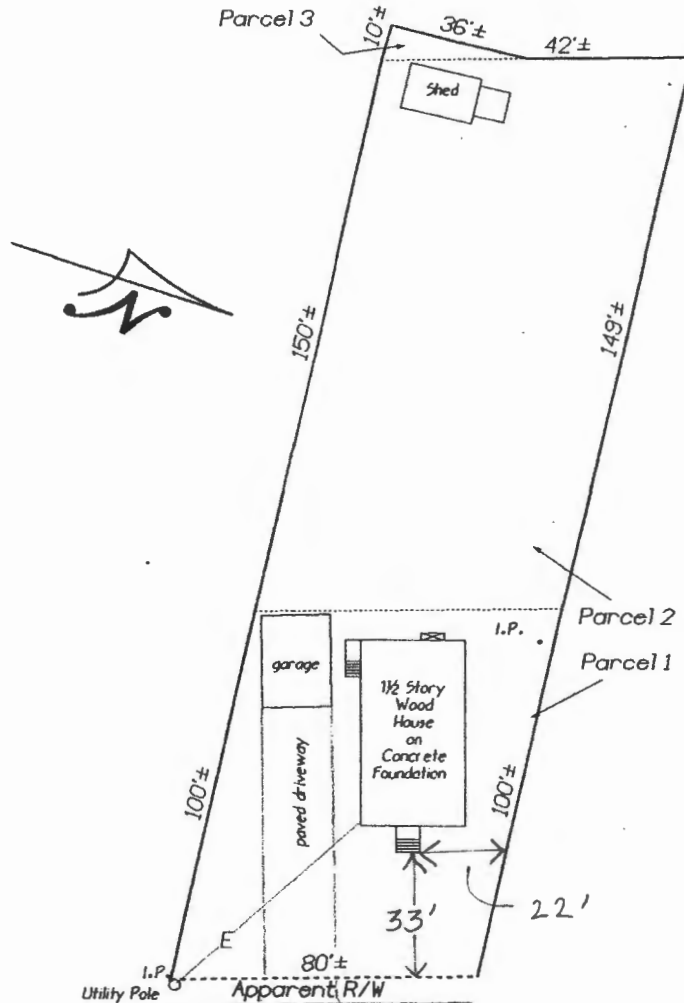
184 Summit Street  
Portland, Maine

Job Number: 357-28

Inspection Date: 05-28-02

Scale: 1" = 50'

BUYER: Douglas W. Darby  
SELLER: Thomas Keating



*IR-2 Zone*  
*Front: 25' min*  
*33' shadow*  
*Side story 12' min*  
*22' shadow*  
*REAR: N/A*

Summit Street  
(bituminous)

Alpine Road

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

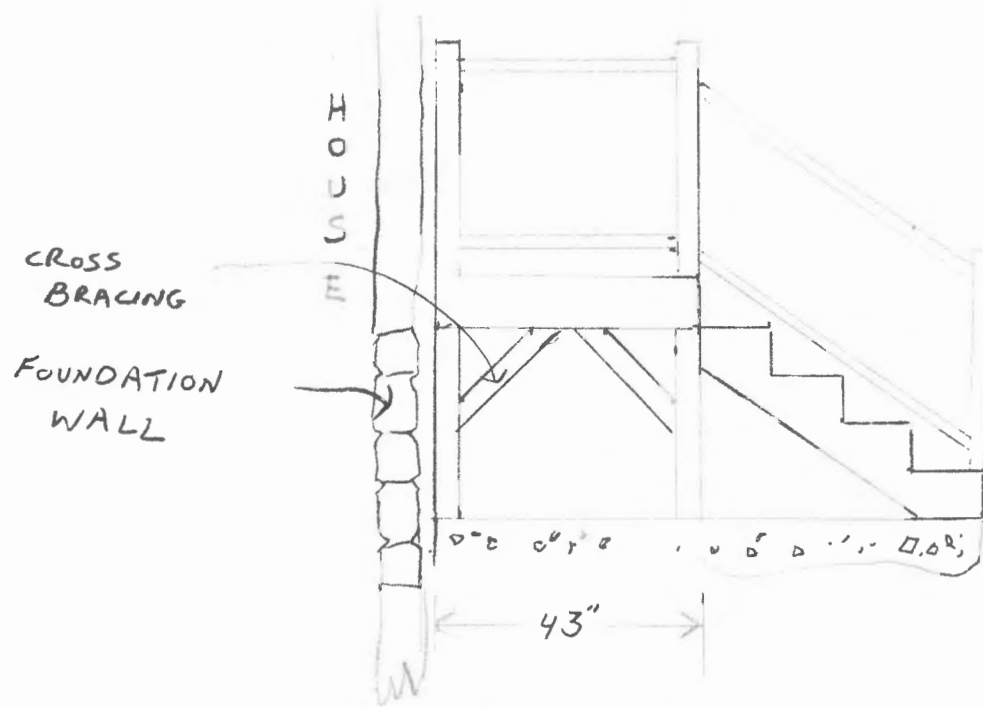
**BRUCE R. BOWMAN, INC.**  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 829-3522



PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
DEED BOOK 11949 PAGE 282 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *JBW*

74 x 43" LANDING AND STEPS  
 FRAMING AND RAILING DIAGRAM  
 SIDE VIEW



FRAME: 2x8 P.T. 16" O.C. WITH JOIST HANGERS

POSTS: 4x4 P.T. ATTACHED WITH TIMBERLOCKS  
 AND ATOP AN EXISTING CEMENT SLAB

STEPS: 7 1/4" RISE, 11 1/2" RUN BUILT FROM 2x12 P.T.

DECKING: 5/4x6 COMPOSITE MATERIAL (AZAK)

RAILINGS: 40" TALL WITH SPINDLE GAP NOT TO EXCEED 4"  
 ADDITIONALLY, A 1 1/2" HANDRAIL WILL BE INSTALLED



LANDING AND STRINGERS  
FRAMING DIAGRAM  
TOP VIEW

