

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 070654
JUN - 5 2007
CITY OF PORTLAND

This is to certify that BRUNELLE DAVID A & DENISE P JTS/Owner
has permission to Replace windows, Install Front Door, Deck 12X12/4X6
AT 154 CHRISTY RD 381 A053001

provided that the person or persons performing or 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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure is complete before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

6/5/07 *Chit & M*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0654	Issue Date: 6/5/07	CBL: 381 A053001
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Location of Construction: 154 CHRISTY RD	Owner Name: BRUNELLE DAVID A & IRENE P	Owner Address: 154 CHRISTY RD	Phone: 838-6323
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 2075752044
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$400.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB ILC-2003	

Proposed Project Description: Replace windows, Install French Door, and Deck ext.	Signature:	Signature: <i>Chad</i> 6/5/07
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: csh	Date Applied For: 06/05/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<input type="checkbox"/> Not in District or Landmark <input checked="" 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: 6/5/07 <i>ce</i>	Date:	Date: 6/5/07 <i>ce</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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon.

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~But~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

6/5/07
Date

[Signature]
Signature of Inspections Official

6/5/07
Date

CBL: 381-A-053 Building Permit #: 07-0654

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0654	Date Applied For: 06/05/2007	CBL: 381 A053001
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Location of Construction: 154 CHRISTY RD	Owner Name: BRUNELLE DAVID A & IRENE P	Owner Address: 154 CHRISTY RD	Phone: () 838-6323
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (207) 575-2044
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Replace windows, Install French Door, and Deck ext.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/05/2007

Note: **Ok to Issue:**

- 1) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/05/2007

Note: **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 6) Fastener schedule per the IRC 2003
- 7) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.



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.

PERMITS
JUN - 1 2007
CITY OF PORTLAND

Location/Address of Construction: <u>154 Christy Rd. Portland, Me 04103</u>		
Total Square Footage of Proposed Structure <u>Deck - 212 SF Shed - 80 SF</u>	Square Footage of Lot <u>13320 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>381</u> Block# <u>A</u> Lot# <u>53</u>	Owner: <u>David & Irene Brunelle</u>	Telephone: <u>207-878-2531</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Brunelle</u> <u>154 Christy Rd.</u> <u>Portland, Maine 04103</u> <u>207.878.2531</u>	Cost Of Work: \$ <u>54,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Same as above</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>- add 12x16 + 8x6 Deck to property - Detached.</u> <u>See attached Plans also</u> <u>- add 8x10 shed to property</u> <u>- Replace window with Door</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>David Brunelle</u>		
Mailing address: <u>154 Christy Rd</u> Phone: <u>878-2531</u> <u>838-6323 - cell</u> <u>Portland, Maine</u>		

12x16=192
6x6=36
228

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

DEPT. OF PERMITS
CITY OF PORTLAND
JUN - 1 2007

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 of applicant: <u>David C. Brunelle</u>	Date: <u>5/31/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

Card Number 1 of 1
Parcel ID 381 A053001
Location 154 CHRISTY RD
Land Use SINGLE FAMILY

Owner Address BRUNELLE DAVID A & IRENE P JTS
 154 CHRISTY RD
 PORTLAND ME 04103

Book/Page 11579/187
Legal 381-A-53
 CHRISTY RD 152-156
 13320 SF

Handwritten notes:
 2664.00 Allow.
 13320 x 20%
 25 FT
 25 RR
 12 - side 1/2
 14 -
 2 1/2 16 - 2

Current Assessed Valuation

Land	Building	Total
\$88,800	\$200,400	\$289,200

Property Information

Year Built 1977	Style Colonial	Story Height 2	Sq. Ft. 2016	Total Acres 0.306		
Bedrooms 4	Full Baths 2	Half Baths 1	Total Rooms 8	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 08/11/1994	Type LAND + BLDING	Price \$150,000	Book/Page 11579-187
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Picture and Sketch

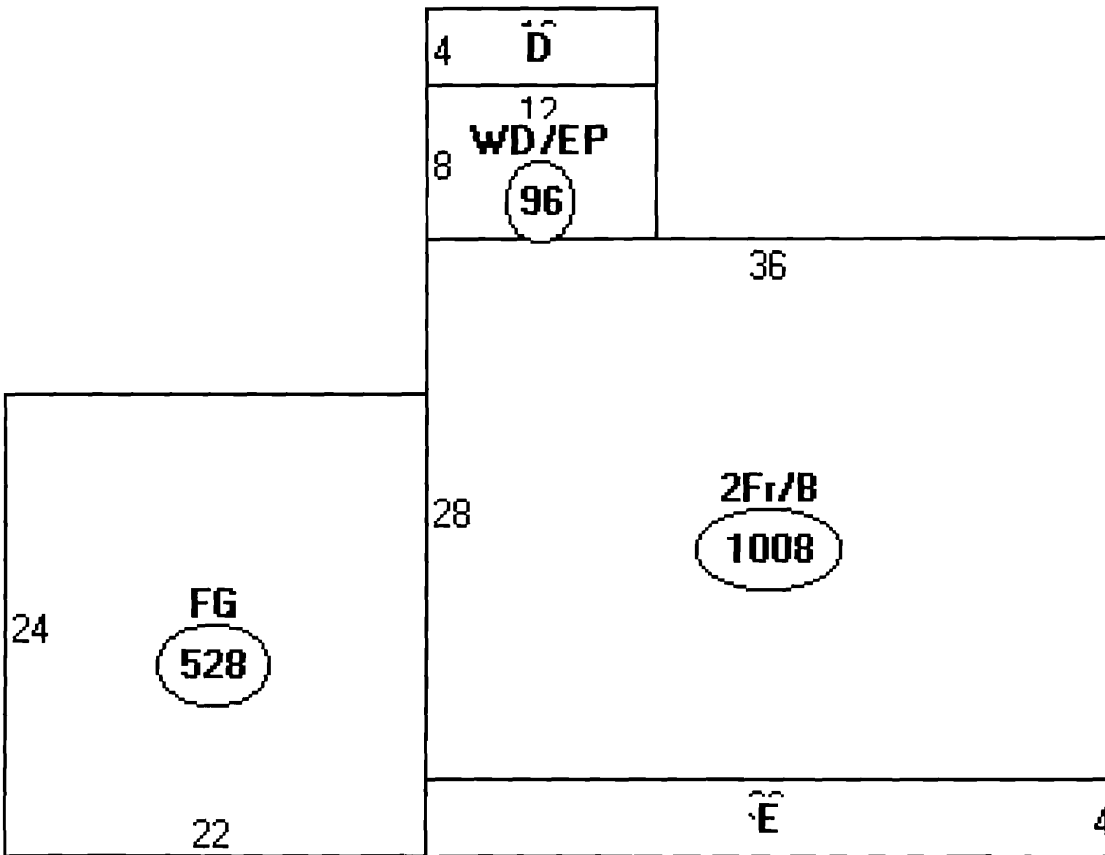
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

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

New Search!





Descriptor/Area

A: 2Fr/B
1008 sqft

B: FG
528 sqft

C: WD/EP
96 sqft

D: EP
48 sqft

E: OFF
144 sqft

Handwritten calculation:

$$\begin{array}{r} 1824 \\ + 228 \\ \hline 2052 \\ 100 \\ \hline 2152 \end{array}$$

David Brunelle
838-6323

154 Christy Rd.

APPLICANT INFORMATION

575-2044

1) View Address information on Assessors web page

<http://www.portlandassessor.com/>

2) Confirm Property information/CBI

CK for Unpaid taxes (inspect/inspect password!)

owner.

3) Contractor information, Phone#, address & Contact information

4) Project description

Remove
windows
+ install
French
door

Deck - 16x12 w 6x6 ext.
detached.

5) Cost of Work

4,000

Check:

Zone

Setbacks

Lot Coverage

1. Deck plans

154 Christy Rd Portland Maine 04103

Deck Type: Unattached from house.

Size: 12x16 + 6x6

Foundation:

12 4'x8" dia. concrete filled tubes

3_ 2x10(3) carrying beams - Pressure Treated

+ 2 2x10(3) carrying beams - Pressure Treated

Columns: Various heights. Pressure Treated 4x4 & Cedar 4x4

Deck is approximately ~~24~~ 24" above grade.

Anchored to concrete by:

Framing members:

Not attached to house.

Girder size and spans carrying floor system

Joist size: 2"x8"x8' 16" OC - Pressure Treated

Joist support via Joist Hangers

Decking size: 5/4 x 6 CorrectDeck brand decking

Guardrails & handrail Detail:

Guardrail Height 3"

Baluster spacing 4"

Handrail height: 36"

Materials: Cedar Posts & rails. Metal baluster.

Stair Details:

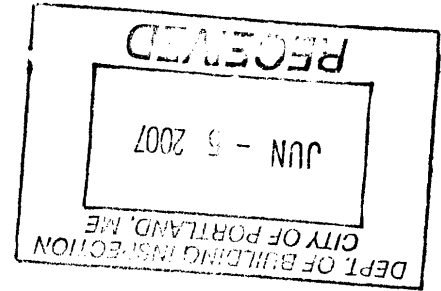
Tread Depth 10"

Riser Height: 7"

Nosing on Tread: 1"

Width: 48" - 36"

Cement pad @ bottom of stairs



2. Replace Window with Door plans

Remove 8'x5' window.

Reroute baseboard heat. Current 5' span under window. This will be split into 2 separate pieces on either side of the door. 2' on one side & 3 feet on the other.

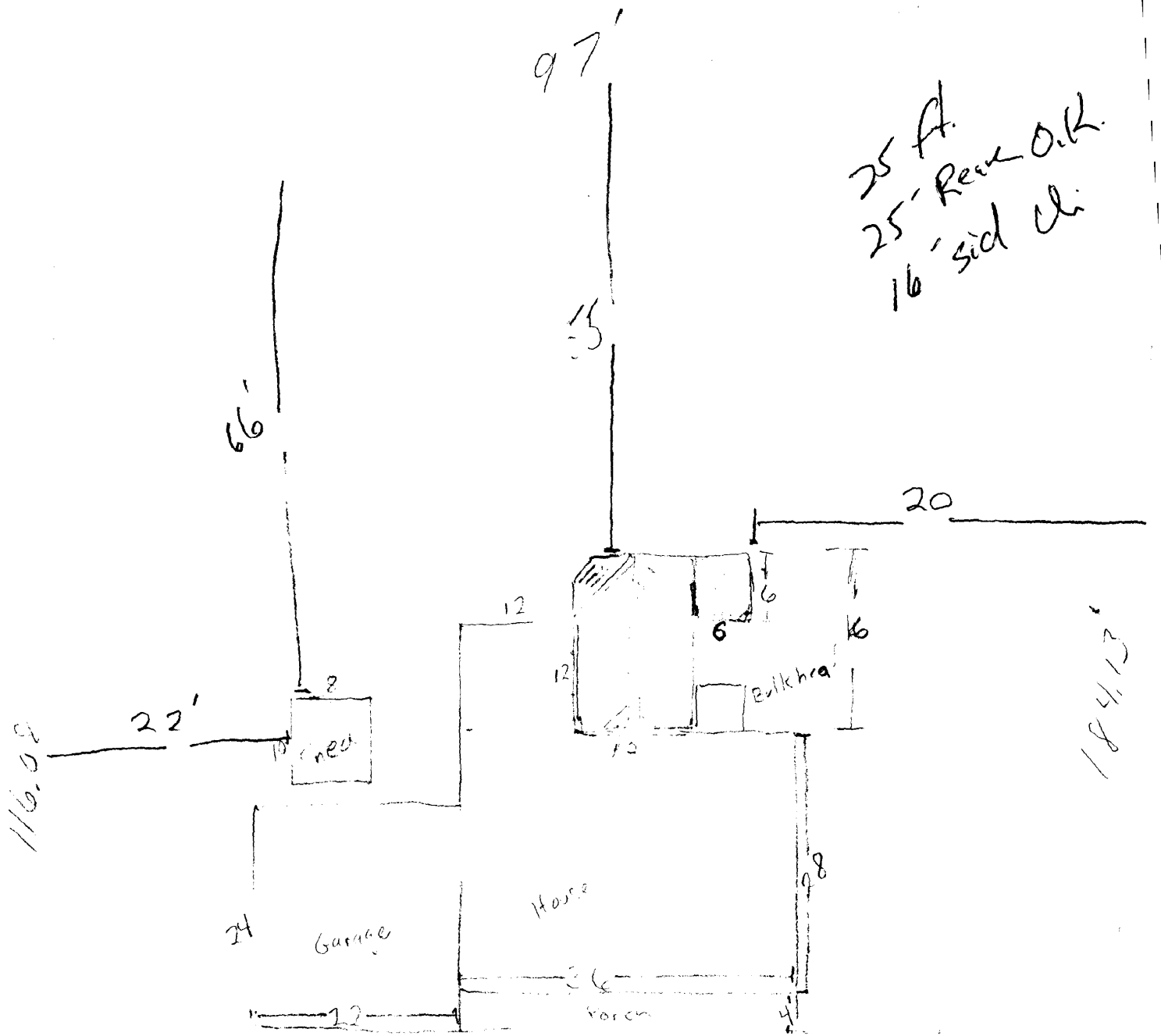
Install 6' Anderson French style, single swinging, one fixed panel door.

Replace existing door in sunroom with a window. 2 1/2'x4'.

3. Install Shed

Install 8'x10' shed behind garage. See Diagram 2a.

Diagram 2A



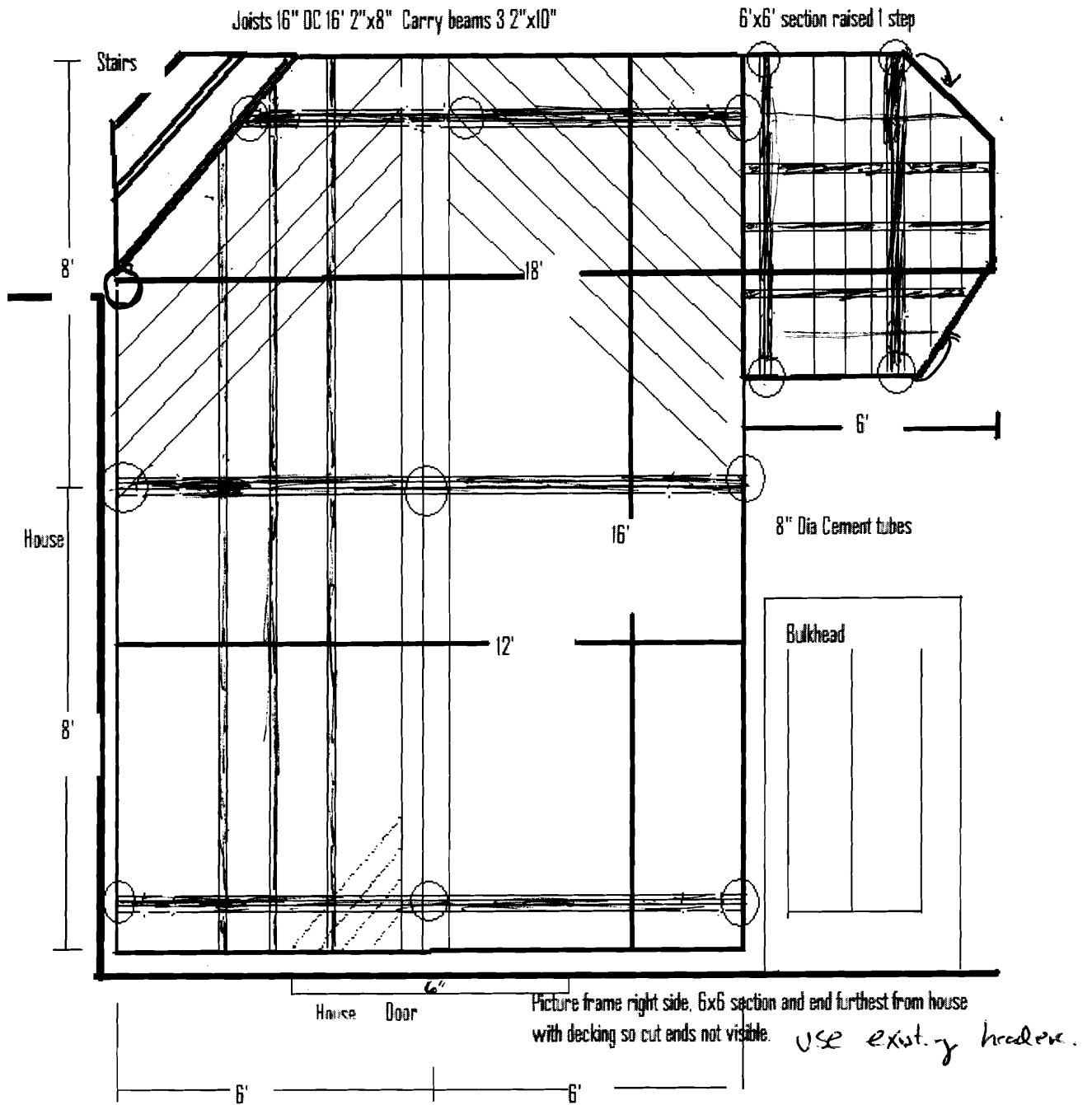
25 A.
25' Rear O.K.
16' side di

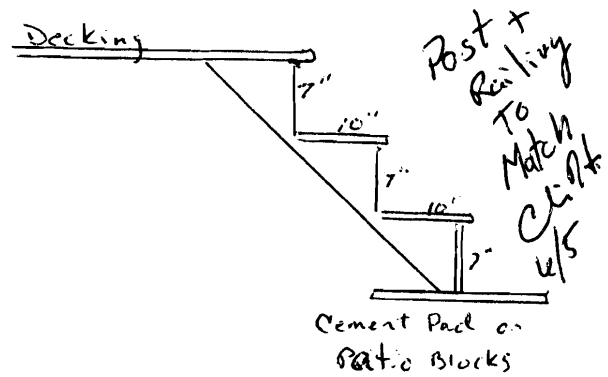
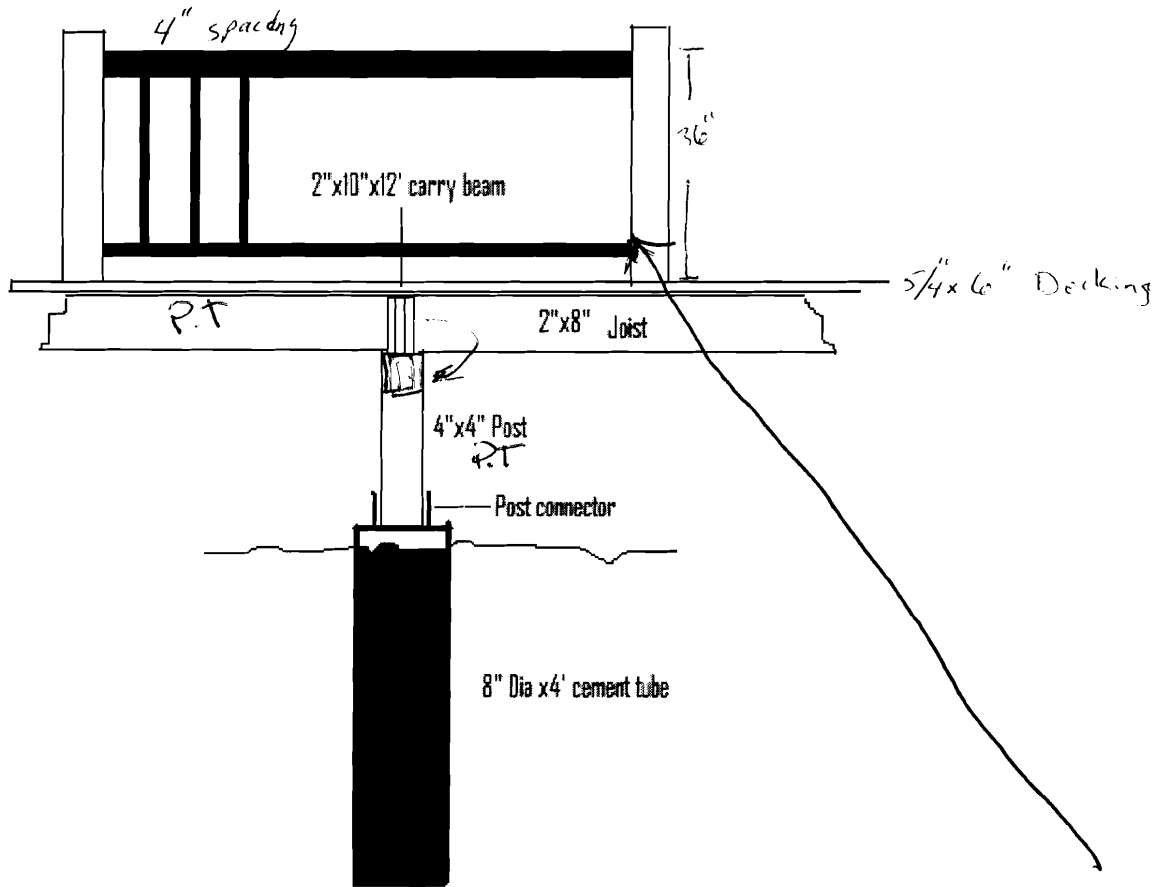
154 Christy Road
Portland, Maine

84'

Diagram 1A

154 Christy Rd. Portland, Maine 04103





874-8696
Chris Hanson



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:	Date:
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This is not a permit; you may not commence ANY work until the permit is issued.