



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9-25-10

Received from

Thomas Major

Location of Work

31 Clayton

Cost of Work

\$ _____ Building Fee

Permit Fee

\$ _____ Site Fee

Certificate of Occupancy Fee

Total 30

Building

Plumbing (15) _____ Electrical (2) _____ Site Fee (13)

Other

CEL: D-376

Check

4811 Total Collected: 30

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

Issued by: SAE

- 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) 874-8716

Permit No: 10-1046	Issue Date:	CBL: 382 B016001
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Location of Construction: 31 CLAYTON ST	Owner Name: MAJOR THOMAS A & JENNIFER	Owner Address: 31 CLAYTON ST	Phone:
Business Name:	Contractor Name: Shed Happens	Contractor Address: 1042 Chadborne Rd. Standish	Phone: 2078923636
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family - Install Garden Shed 6' x 8'	Permit Fee: \$40.00	Cost of Work: \$1,700.00	CEO District: 5	4482P
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: 5B IRC, 2008		

Proposed Project Description:
Install Garden Shed 6' x 8'

Signature: _____ Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/25/2010	Zoning Approval		
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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
	<p>Date: _____</p> <p><i>Shed Happens</i> Date: 8/26/10</p>	<p>Date: _____</p> <p><i>[Signature]</i> Date: _____</p>	

PERMIT ISSUED

AUG 26 2010

City of Portland

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING PERMIT

PERMIT ISSUED

Permit Number: 101046

APR 26

This is to certify that MAJOR THOMAS A & JENNIFER K LINDENBERG happens

has permission to Install Garden Shed 6' x 8'

City of Portland

AT 31 CLAYTON ST CT # 382 B016001

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 buildings and structures, and of the application on file in this department.

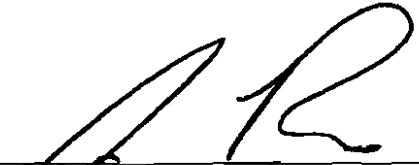
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise used-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


Director - Building & Inspection Services

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 Inspection 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 with construction.**

 X **Setbacks / shed location inspection:**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

AUG 26

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1046	Date Applied For: 08/25/2010	CBL: 382 B016001
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Location of Construction: 31 CLAYTON ST	Owner Name: MAJOR THOMAS A & JENNIFER	Owner Address: 31 CLAYTON ST	Phone:
Business Name:	Contractor Name: Shed Happens	Contractor Address: 1042 Chadborne Rd. Standish	Phone: (207) 892-3636
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Single Family - Install Garden Shed 6' x 8'	Proposed Project Description: Install Garden Shed 6' x 8'
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/26/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 6' x 8' shed shall be no closer than 5' to the rear and side property lines.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/07/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

PERMIT ISSUED

AUG 26

City of Portland



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>31 CLAYTON ST PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>48</u>	Square Footage of Lot <u>4575.80</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>382</u> Block# <u>B</u> Lot# <u>016</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>THOMAS A. MAJOR</u> Address <u>31 CLAYTON ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207-7974974</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,700</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>single family residence</u>	Number of Residential Units <u>1</u>	
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use:		
Is property part of a subdivision? <u>No</u>	If yes, please name	
Project description: <u>Placing a garden shed in the back yard - will be placed at * on plot plan, not less than 6 feet from southern property line. 6x8'</u>		
Contractor's name: <u>Shed Happens</u>		
Address: <u>711 Roosevelt Trail</u>		
City, State & Zip: <u>Windham ME 04062</u>	Telephone: <u>892-3636</u>	
Who should we contact when the permit is ready: <u>Tom Major</u>	Telephone: <u>797-4974</u>	
Mailing address: <u>31 Clayton St. Portland ME 04103</u>		

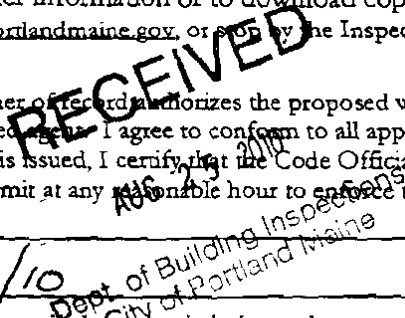
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

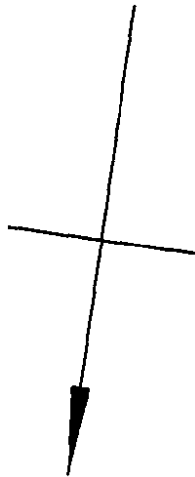
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

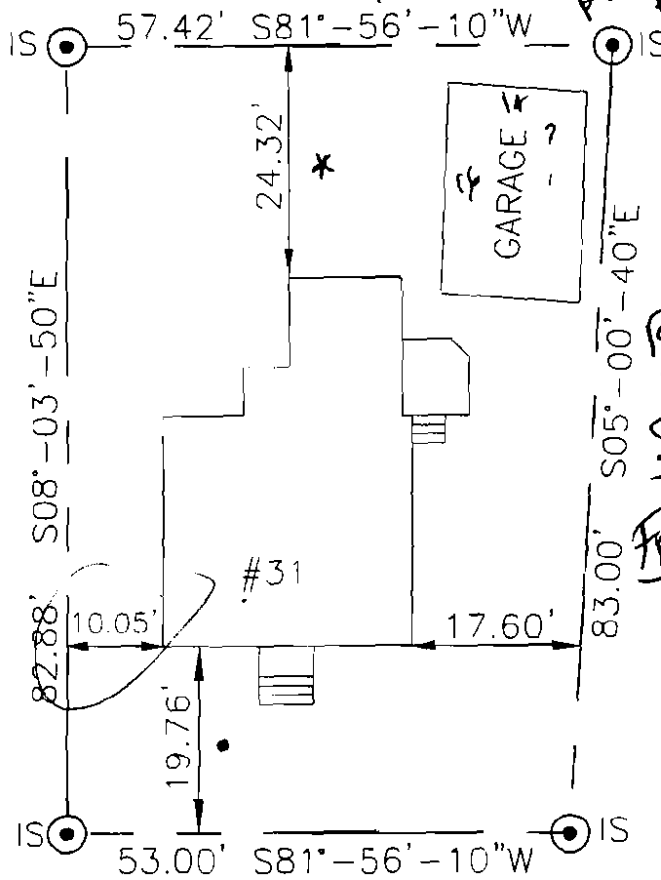
Signature: Thomas A. Major Date: 8/29/10

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





SCALE 1"=20'



* Not less than 6 feet from the Southern Property Line per APPLICANT

R-3 Zone
41447

REAR: min 5' - 6' per APPL.
SIDE: min 5' over 10' skm
FRONT: N/A

CLAYTON STREET PORTLAND, MAINE

NOTES

- OWNERS: THOMAS A. MAJOR
JENNIFER K. I. MAJOR
BOOK 9677, PAGE 225
4575.80 SF
- ASSESSORS MAP 382-B-016

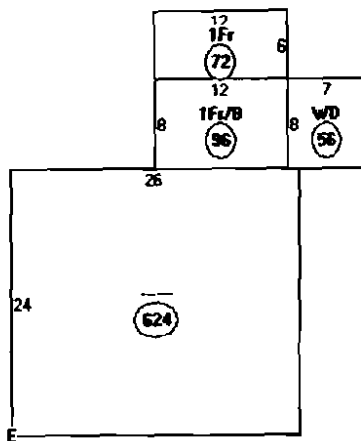
SURVEYOR

HERBERT P. GRAY
111 SIMMONS ROAD
SOUTH PORTLAND, ME.
04106

CERTIFICATION

THIS SURVEY CONFORMS TO
CATEGORY I, CONDITION III
AS DEFINED BY THE STANDARDS
OF MAINE STATE BOARD OF
REGISTRATION OF LAND SURVEYORS.

Herbert P. Gray
HERBERT P. GRAY PLS #387



Descriptor/Area	
A:	624 sqft
B:	1Fr/B 96 sqft
C:	1Fr 72 sqft
D:	WD 56 sqft
E:	RG1 252 sqft

- garage

1100

48 618

11487

80

$$4482 \times 35 \frac{1}{6} = 1568.7 \text{ MAX}$$



SHED HAPPENS

2010

711 Roosevelt Trail
Windham, Me 04062
Phone # 892-3636

Fax # 892-3622

WWW.ShedHappens.com



Sizes	Pine/ 1-11 Gable	Vinyl Gable
6 x 8	1,390.00	1,710.00
6 x 10	1,575.00	1,960.00
6 x 12	1,770.00	2,200.00
8 x 8	1,655.00	2,065.00
8 x 10	1,880.00	2,335.00
8 x 12	2,105.00	2,650.00
8 x 14	2,360.00	2,925.00
8 x 16	2,610.00	3,155.00
8 x 20	3,255.00	3,850.00
10 x 10	2,215.00	2,755.00
10 x 12	2,500.00	3,095.00
10 x 14	2,780.00	3,435.00
10 x 16	3,005.00	3,690.00
10 x 20	3,905.00	4,500.00
12 x 12	2,890.00	3,450.00
12 x 14	3,260.00	3,885.00
12 x 16	3,485.00	4,175.00
12 x 20	4,410.00	5,150.00
12 x 24	5,530.00	6,355.00
14 x 14	4,015.00	4,585.00
14 x 16	4,575.00	5,225.00
14 x 20	5,675.00	6,405.00
14 x 24	6,810.00	7,705.00

Doors

Wooden
30" single \$80.00
4' Dbl \$90.00
5' Dbl \$100.00

Vinyl Clad
30" single \$160.00
4' Dbl \$180.00
5' Dbl \$200.00

3' Out Swing Steel Doors
With out glass \$291.00
With glass \$341.00

Dbl 5' French steel door
with or without glass \$575.00

Overhead (garage) Doors
(Required 80" or 88" wall height upgrade 154/174)
4' \$568.00
5' \$585.00
6' \$597.00
7' \$620.00
8' \$635.00
9' \$715.00

Steel Roll-Up Doors
must go on gable end wall
4' \$345.00
5' \$361.00
6' \$378.00
7' \$390.00

Windows & Accessories
Additional Aluminum Single hung windows w/screens
\$75.00

(\$20.00 credit per window for each not used 1 window 8 x 10 and smaller, 2 on larger sizes)

Vinyl Windows \$150.00
(in place of aluminum) \$110.00
(each additional)

Vinyl Shutters \$20.00 per set
Vinyl Window Boxes \$25.00

Shed Extras

Raings
4 x 5 PT \$75.00

Lofts
3 x 8 \$50.00
3 x 10 \$65.00
3 x 12 \$85.00

Ridge Vent
\$30.00 per 4" section

Cupola (non functional)
\$155.00

Extended Overhangs (rakes)
15% (base price of shed)

Extended Overhangs (eves)
15% (base price of shed)

2' Porch Overhang w/ no deck
25% (base price of shed)

4' Porch Overhang w/ no deck
30% (base price of shed)

2' Porch Overhang w/ deck
30% (base price of shed)

4' Porch Overhang w/ deck
35% (base price of shed)

Interior Wall Partitions
(2x4x6 covered one side with OSB Sheathing)

6' \$90.00
8' \$100.00
10' \$115.00
12' \$125.00
14' \$140.00

Work Bench
(2' wide bench w/ 3/4" CDX plywood)

6' \$78.00
8' \$89.00
10' \$91.00
12' \$103.00
14' \$118.00

PT Floor Joist & 3/4" CDX plywood upgrade \$1.40 Per sq ft
Floor insulation \$2.50 per sq ft

Sizes	Pine/ 1-11 Gambrel	Vinyl Gambrel
6 x 8	N/A	N/A
6 x 10	N/A	N/A
6 x 12	N/A	N/A
8 x 8	1,745.00	2,175.00
8 x 10	1,985.00	2,450.00
8 x 12	2,240.00	2,765.00
8 x 14	2,475.00	3,055.00
8 x 16	2,725.00	3,305.00
8 x 20	3,365.00	4,055.00
10 x 10	2,335.00	2,890.00
10 x 12	2,615.00	3,250.00
10 x 14	2,910.00	3,615.00
10 x 16	3,145.00	3,895.00
10 x 20	4,050.00	4,720.00
12 x 12	3,035.00	3,690.00
12 x 14	3,405.00	4,160.00
12 x 16	3,630.00	4,480.00
12 x 20	4,560.00	5,395.00
12 x 24	5,715.00	6,605.00
14 x 14	4,175.00	4,915.00
14 x 16	4,755.00	5,515.00
14 x 20	5,870.00	6,755.00
14 x 24	7,155.00	8,165.00

The height of our shed to the peak are as follows

Regular Style

6' wide 8'9" 12' wide 10'0"
8' wide 9'2" 14' wide 10'5"
10' wide 9'7"

Gambrel Style

6' wide N/A 12' wide 11'1"
8' wide 10'1" 14' wide 12'2"
10' wide 10'5"

Super quality! Comparable Prices!! You decide!

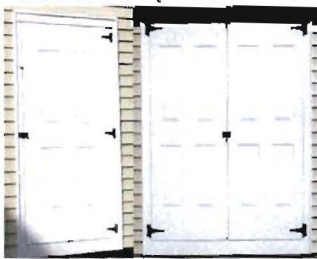
Delivery, setup and leveling included granted 3 criteria are satisfied. 1.) Delivery within 30 miles of our store, over 30 miles is \$3 per mile one way. 2.) That we can back our 1 ton pickup truck and 18' trailer up to shed site. 3.) That the shed site grade is less than 10" from high corner to low corner. Any and all permits that may be required by town agencies are the sole responsibility of the customer. Please consult your town code enforcement to acquire the necessary permits. Shed Happens, Inc does not need require a copy of permit, but strongly suggests that our customers obtain one from their town.

Family Owned and Operated for Over 30 Years , A Third Generation!

Standard Wooden Door Choices



Standard Vinyl Door Choices



Door Upgrade Options



Shingle Color Choices



Included on wooden sheds

Included on vinyl sheds

Roof extra



8' x 8' aluminum vent



Ridge Vent



cupola

Structurally the best shed available

Sheds are built on P.T. 4" x 4" skids-over 16' long hemlock 4x4
 6' and 8' wide sheds have 2x4 floor joists 16" OC
 10' and wider sheds have 2x6 floor joists 16" OC
 3/4" CDX Floor sheathing
 Walls and roof framing 2x4, 16" OC
 Industry first metal wall bracing on pine sheds
 7/16" OSB roof sheathing
 Drip edge on rakes and eaves.
 25 yr asphalt shingles
 (2) 8"x8" Aluminum Gable vents
 Sheds 8 x 10 and smaller 1 window, larger with 2 windows
 Standard shed 1 door (30" single, or 4' or 5' double ham)
 Collar ties on all gambrels and regulars 10' and wider

Notes

There is a charge to build your shed on site (this charge may vary. Its better if you can put the shed someplace you can move it if you ever need to)

The average cost to move one of our sheds is \$450.00 to move a shed built by our competition (our competitors do not offer the service of moving their sheds(\$550.00))

Moving rocks, trash or other item to have a clean safe work area will be charged a minimum fee of \$25.00.

All structures are ordered to your specifications so we shall charge 20% restocking fee on any cancelled orders after construction has begun

1/2 payment is due upon ordering your shed, the remaining balance is due upon delivery.

Failed or missed delivery appointments shall be charged \$ 150.00.

Materials are subject to change without notice at manufacturers discretion.

Site Preparations

The majority of sheds that we install are on top of existing conditions. We are the only full service shed dealer in Maine, we will deliver gravel, crushed stone and other fill and will perform site work with our Takeuchi TB145. Rates and availability vary with season and weather conditions. We install and finish 6" floating concrete slabs for sheds and garages to be placed on. If the grade where your shed is to set is more than 8" from high corner to low corner, it is recommended that fill be brought in, leveled and compacted. Gravel and stone pads should extend at least 12" beyond all sides of building (8'x12' shed, should have a pad at least 10' x 14') The more the drop in grade the larger the pad should be and extend beyond the edge of the building. Old structures can be moved or removed from your property but must be done prior to your new shed being delivered, please see sales person for more details.

Delivery

Free delivery within 30 miles, we will deliver anywhere! (each additional mile over 30 will be \$3.00 per mile)
 (8) cement blocks included in price (each end and 2 time in the middle up to 16' long, 2 times in them middle on 20' and larger)
 Delivery is considered to be driveway only (as long as property owner assumes full non-binding responsibility, (we will place shed where you want within our abilities and reason))
 Property owner is fully responsible for all permits to be obtained by their respective town (and are urged to do so) Also property owner is responsible to ensure all set backs from property lines are conformed to.
 Site requires a 3' clear perimeter around where shed will be placed, land grade must be less then 12" from highest to lowest points with no protruding stumps or rocks, clear access to site is necessary.
 Delivery schedule is Monday through Friday, any sheds requiring a Saturday or Sunday delivery will be charged an additional \$150.00

Limited Warranty

Shed Happens, Inc. Warrants your building to the original owner as long as it remains in its original location against defects in workmanship and materials for 10 years, under normal residential use only. Shed Happens, Inc. makes no warranty expressed or implied with respect to customer's designs and specifications, except that products will be free from defects in workmanship and materials as indicated previously. No warranties are made, expressed or implied, with respect to doors and windows which are used in the construction of our buildings.

Screen houses

We offer High Quality Screen Houses with removable metal screens. Available in all sizes. Prices are same as gambrel shed prices

Customization of all storage buildings is available

Supplied with rough drawings, specifications on dimensions and materials desired. Shed Happens, Inc. will return an estimate usually within 48 hours. Most shed companies will not do custom work and (based on our purchasing power and manufacturing facility) reputable contractors can not match our prices.