

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ADRIANNE ZAHNER

Located At 1289 WASHINGTON AVE

Job ID: 2011-10-2540-ALTR

CBL: 402- B-001-001

has permission to Re-build Deck, Stairs, Handrail and Columns, adding 1 column, total of 4  
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

*[Signature]* 11/29/11  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2011-10-2540-ALTR	Date Applied: 10/17/2011	CBL: 402- B-001-001	
Location of Construction: 1289 WASHINGTON AVE	Owner Name: ADRIANNE ZAHNER	Owner Address: PO BOX 383 PORTLAND, ME 04112	Phone:
Business Name:	Contractor Name: James Conklin	Contractor Address: 121 Wellington Rd., Portland, ME 04103	Phone: 207-409-7363
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Four family	Proposed Use: Same - Four family - replace existing deck, stairs, handrail & columns on right side porch	Cost of Work: 6000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Malone 11/2/11</i>	Inspection: Use Group: R-2 Type: SB IBC 2009 Signature: <i>[Signature]</i>
Proposed Project Description: New Deck, Stairs, Handrail and Columns on existing porch		Pedestrian Activities District (P.A.D.)  11/29/11	
Permit Taken By:		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 information may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  ___ Maj ___ Min ___ MM Date: <i>11/2/11 ABK</i>	<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:	<input 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:

**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

## 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.**

Footings/Setbacks prior to pouring concrete

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2540-ALTR

Located At: 1289 WASHINGTON CBL: 402- B-001-001  
AVE

## **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 four family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. Two means of egress are required from every story. "MRSA Title 25 § 2453"
5. All means of egress to remain accessible at all times.
6. No means of egress shall be affected by this renovation.
7. Any cutting and welding done will require a Hot Work Permit from Fire Department.

R-3

402 B 001001 402 B 1-2



# 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>1289 WASHINGTON AVE.</u>		
Total Square Footage of Proposed Structure/Area <u>252 SQ. FT.</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>B</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JAMES CONKLIN</u> Address <u>121 WELLINGTON RD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207 409 7363</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>KYLE BURCHESKY</u> Address <u>P.O. BOX 383</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Cost Of Work: \$ <u>6,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) _____	Number of Residential Units <u>4</u>	
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Replacing Replace DECK, STAIRS, HANDRAIC AND COLUMNS</u>		
Contractor's name: <u>JAMES CONKLIN</u>		
Address: <u>121 WELLINGTON RD</u>		
City, State & Zip <u>PORTLAND ME. 04103</u>		Telephone: <u>409 7363</u>
Who should we contact when the permit is ready: <u>JAMES CONKLIN</u>		Telephone: <u>409 7363</u>
Mailing address: <u>121 WELLINGTON RD PORTLAND ME. 04103</u>		

10-27-11

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.

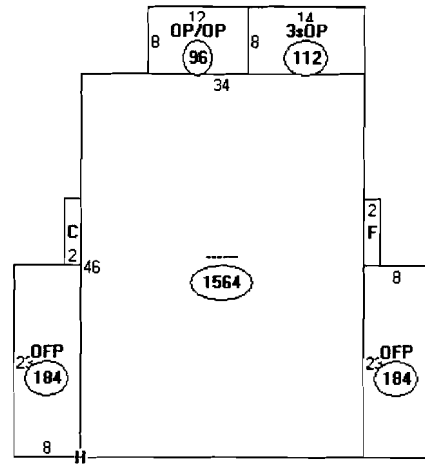
RECEIVED

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.

Dept. of Building Inspections  
City of Portland, Maine

Signature: James T. Conklin Date: 10/17/11

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



Descriptor/Area	Area
A: -----	1564 sqft
B: OFP	184 sqft
C: 2FBAY/B	16 sqft
D: OP/OP	96 sqft
E: 3sOP	112 sqft
F: 2FBAY/B	16 sqft
G: OFP	184 sqft
H: RG1	400 sqft



4' COLUMNS

HANDBAIL 42" HIGH

2x8 DOUBLE PLATE

W/ST HANGERS  
ON RIM AND  
BEAM

ORIGINAL FOOTING

6x6 POST

ORIGINAL FOOTING

6x6 POST

ORIGINAL FOOTING

RECEIVED

NOV 29 2011

Dept. of Building Inspections  
City of Portland Maine



Building

Add  
34" x 38"  
Graspable  
H rail  
w/ returns

9" Trays EVERY 23" per table

NOTE Copper Flashing

2x8 16 O.C.  
Pressure Treated

2x12 Stair Stringer  
5 Step 1-11" nosing

8"

8"

8"

8"

8' x 10"

Dept. of Building Inspections  
City of Portland, Oregon

OCT 17 2011

RECEIVED

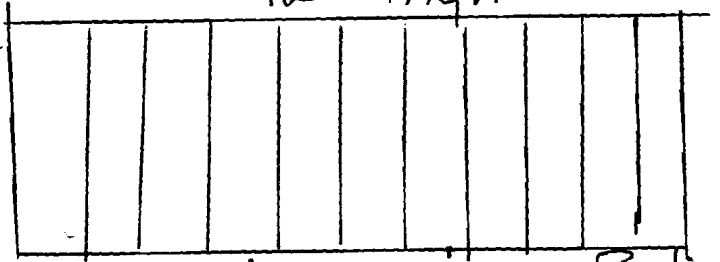
Added  
2 Sonotubes  
4' depth

PVC Rail System  
42" High

4x4" Post  
Rail  
42" High  
3 1/2" Spacing

23' ← 4x8" Columns →

6x6 posts under  
w/ Simpson post  
bracket



3 1/2 Spacing on Rail



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

Received from \_\_\_\_\_ 10-17 20 11

Location of Work \_\_\_\_\_ James Corbett  
1289 Edgemoor

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_  
 Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_  
 Certificate of Occupancy Fee: \_\_\_\_\_

Total: 80  
 Building (1L) \_\_\_\_\_ Plumbing (1S) \_\_\_\_\_ Electrical (1Z) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_  
 Other \_\_\_\_\_

CBL: 400 B.1

Check #: 32

Total Collected \$ 80

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

Taken by: [Signature]

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

