

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION PERMIT

Permit Number: 101482

This is to certify that CALDER PATRICK D / Inner Works Construction Serviceshas permission to Cut french door into exterior wall (gable end) Relocate electric, door will go to landscaped patioAT 25 STEPPING STONE LN

CBL 406 F055001

DEC 20 2010

PERMIT ISSUED

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 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


  
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: 10-1482	Issue Date:	CBL: 406 F055001
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Location of Construction: 25 STEPPING STONE LN	Owner Name: CALDER PATRICK D	Owner Address: 25 STEPPING STONE LN	Phone:
Business Name:	Contractor Name: Inner Works Construction Services	Contractor Address: 104 Murray Street Portland	Phone: 2072323159
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Cut french door into exterior wall (gable end) Relocate electric, door will go to landscaped patio	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 4
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 58 IRC, 2003	

Proposed Project Description: Cut french door into exterior wall (gable end) Relocate electric, door will go to landscaped patio	Signature:	Signature:
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: ldobson	Date Applied For: 11/30/2010	<b>Zoning Approval</b>
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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>	<b>Special Zone or Reviews</b> <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"/> Denied	<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	<b>Historic Preservation</b> <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
	Date: <i>12/1/10</i>	Date:	Date:

**PERMIT ISSUED**

DEC 20 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.

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

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

Permit No: 10-1482	Date Applied For: 11/30/2010	CBL: 406 F055001
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Location of Construction: 25 STEPPING STONE LN	Owner Name: CALDER PATRICK D	Owner Address: 25 STEPPING STONE LN	Phone:
Business Name:	Contractor Name: Inner Works Construction Services	Contractor Address: 104 Murray Street Portland	Phone (207) 232-3159
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Cut french door into exterior wall (gable end) Relocate electric, door will go to landscaped patio	Proposed Project Description: Cut french door into exterior wall (gable end) Relocate electric, door will go to landscaped patio
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/01/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that there will be one step down from these doors. The step shall not be more than 50 sq ft nor extend more than 6' into the rear setback.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 12/20/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>2) Max rise for patio steps is 7 3/4", min. Run is 10" net.</li> <li>3) The design load spec sheets for any engineered beam(s) must be submitted to this office.</li> </ol>			

**Comments:**

12/20/2010-jrioux: Spoke with Contractor he will submit specs for LVL.



## **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 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   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

  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.**



# 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>25 Stepping Stone Lane, Portland, Me</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>406</u> Block# <u>F</u> Lot# <u>55</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>ARNE GRONNINGSTAD</u> Address <u>104 MURRAY STREET</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207.232.3159</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>PATRICK CALDER</u> Address <u>25 STEPPING STONE LANE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>2,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CUT <del>THE</del> FRENCH DOOR INTO EXTERIOR WALL (GABLE END)</u> <u>RELOCATE GFI, ADD SWITCH &amp; EXTERIOR SCONCES.</u>		
Contractor's name: <u>INNER WORKS CONSTRUCTION SERVICES</u> Address: <u>104 MURRAY STREET</u> City, State & Zip: <u>PORTLAND, ME 04103</u> Telephone: <u>207.2323159</u> Who should we contact when the permit is ready: <u>ARNE GRONNINGSTAD</u> Telephone: <u>207.232.3159</u> Mailing address: <u>104 MURRAY STREET, PORTLAND 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](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.

RECEIVED  
NOV 30 2010  
Dept. of Building Inspections  
City of Portland, Me

Signature: Arne Gronningstad Date: 11/29/10

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



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11-30 20 10

Received from

Inner Works Const.

Location of Work

255 Spring St -

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

50

Building (I1)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

406-F-55

Check #:

1002-

Total Collected \$

50

**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

SCALE: 1/2" = 12"

25 STEPPING STONE LANE  
PORTLAND, ME

WALL SECTION

Project Number  
Than 50#  
Small Be less

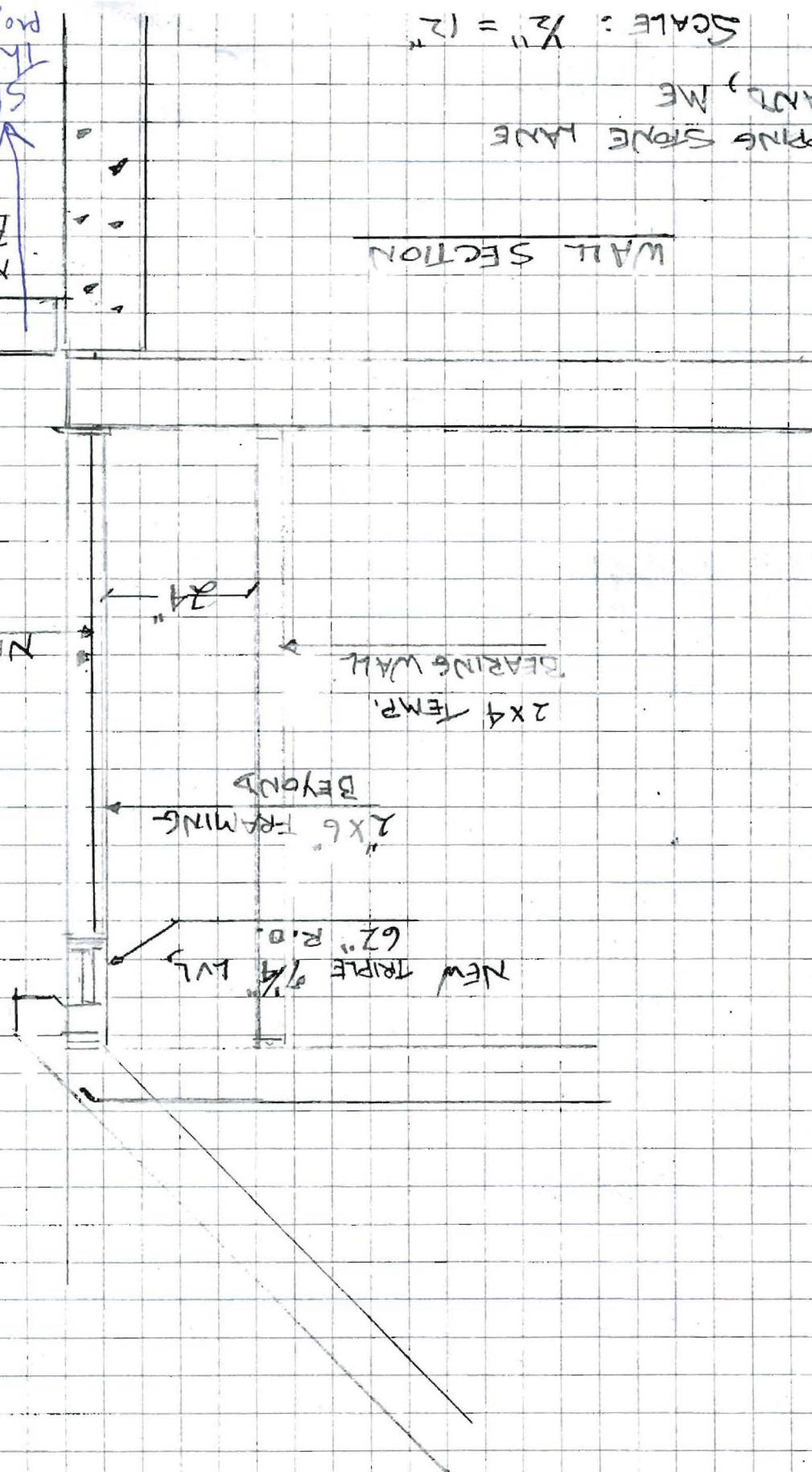
NEW  
PARTO

NEW DOOR

2x4 TEMP.  
BEARING WALL

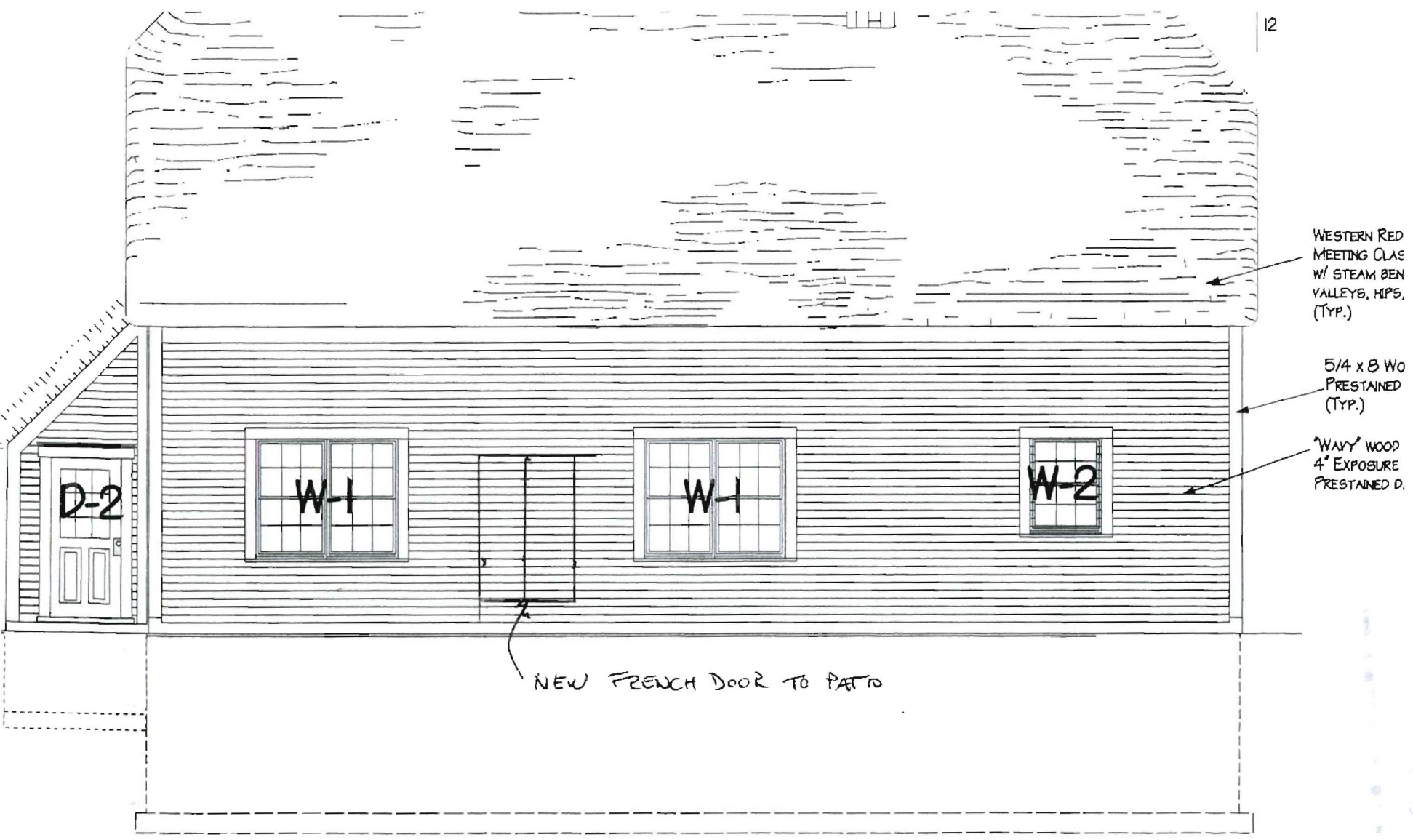
2x6 FRAMING  
BEYOND

NEW TRIPLE 1/4 LVS  
62" R.O.



1/1





REAR ELEVATION

