

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1183	Issue Date: OCT 16 2002	CBL: 428 B005001
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Location of Construction: 33 Pembroke St	Owner Name: Devine John J Iii &	Owner Address: 33 Pembroke St	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Deck Specialties	Contractor Address: 1 Waterhouse Rd. Gorham	Phone: 2078396442
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$58.00	Cost of Work: \$4,540.00	CEO District: 2	P, 1000
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Proposed Project Description: Demolish existing covered porch and rebuild in exact footprint 7 x 18 deck	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: SMD 10/16/02
	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: gg	Date Applied For: 10/16/2002	Zoning Approval
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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..	Special Zone or Reviews <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"/> Date: 10/16/02	Zoning Appeal <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: _____	Historic Preservation <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: 10/16/02
	N/A		

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

R5

All Purpose 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>33 Pembroke Street Portland 04103</u>		
Total Square Footage of Proposed Structure <u>130</u>		Square Footage of Lot <u>10,000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>428</u> Block# <u>6</u> Lot# <u>5</u>	Owner: <u>John + Susan Devine</u> <u>33 Pembroke Street</u> <u>Portland ME 04103</u>	Telephone: <u>761-9722</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>John + Susan Devine</u> <u>33 Pembroke Street</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>4540.00</u> Fee: \$ <u>58.00</u>
Current use: <u>front porch</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>have new deck built in place of porch</u> Project description: <u>(porch) 7' x 18'6" Deck</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Susan Devine</u>		
Mailing address: <u>33 Pembroke Street</u> <u>Portland ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>work 874-9990</u> <u>home 761-9722</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Susan Devine</u>	Date: <u>10-10-02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



One Waterhouse Rd, Gorham, Me. 04038 E-Mail nagagne@juno.com Tel. 839-6442

PROPOSAL

September 24, 2002

John and Susan Devine
33 Pembroke Street
Portland, Maine 04103
Tel. 7619722
Job location: Same

Job Description: New porch

- * Remove existing porch and roof from front of home.
 - * Construct new porch only, same approx. dimensions, consisting of:
 - * 8" concrete footings below frost line.
 - * 4x4 posts.
 - * 2x8 outside rim joists and headers.
 - * 2x6 floor joists 16" o.c.
 - * 5/4x6 radius edged decking, premium.
 - * One set of steps consisting of 2x10 stringers, 3/4" riser boards and double 2x6 treads (11").
 - * Balister type rail systems with 4" spacing.
 - * All lumber to be pressure treated southern yellow pine.
 - * All fasteners to be galvanized.
 - * All decking to be attached with 2 1/2" ring shank nails.
 - * Flashing where required.
 - * Includes any repairs necessary to patch siding back in.
- Handwritten notes:*
✓ hangers will be used
✓ fastener to house - Lagged & Flashed
@ 7 1/2" ✓

TOTAL LABOR AND MATERIALS \$4,540.00

Miscellaneous

Customer responsible for any and all permits

Customer to provide utilities necessary for project

Contractor responsible for trash removal at end of project

Terms of Payment

\$1,500.00 down with signed contract, \$3,040.00 at completion

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

WARRANTY: In addition to any additional warranties agreed to by the parties, Deck Specialties warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for the location; and constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

RESOLUTION OF DISPUTES: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- ☐ Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- ☐ Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit.
- ☐ Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

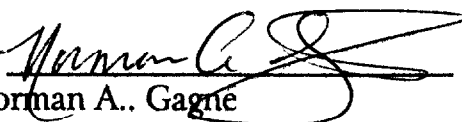
By agreeing to the above, Deck Specialties is not waiving its rights to a mechanic's lien and, should it prevail in a lawsuit filed to enforce its claim under a lien or this contract, it shall also be entitled to all of its attorney's fees and costs.

If Deck Specialties is delayed at anytime in the progress of the work by an act or neglect of the owner, his agents or employees, or by changes ordered in the work, or by labor disputes, unusual delay in deliveries, subservice conditions, unavoidable casualties or other causes beyond the control of Deck Specialties then the completion date shall be extended by change order for a reasonable time and the contract price shall be increased by change order for extra costs.

CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order.

ACCEPTANCE OF CONTRACT BY BOTH PARTIES

DATED: 9/24/02

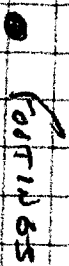
BY: 
Norman A. Gagne

DATED:

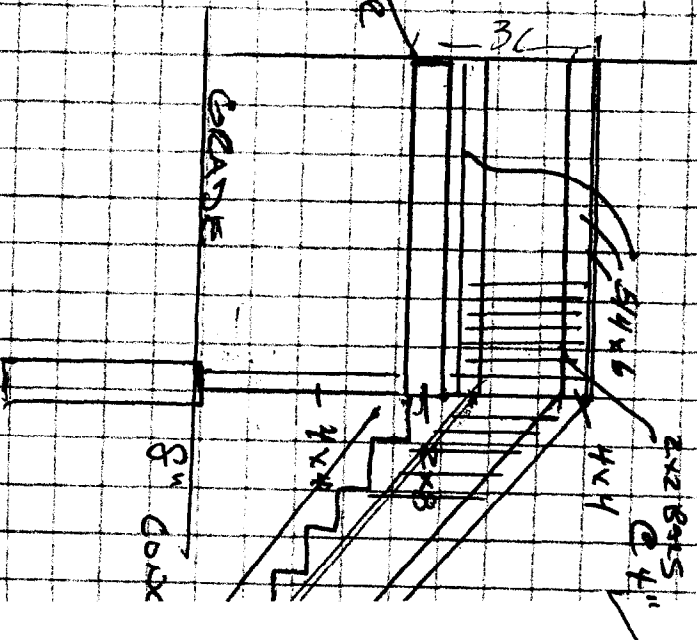
BY: _____
Homeowner

I acknowledge receipt of a copy of this executed contract.

Devine



J. Macdonald
W/Refus.
Zoo
HSE

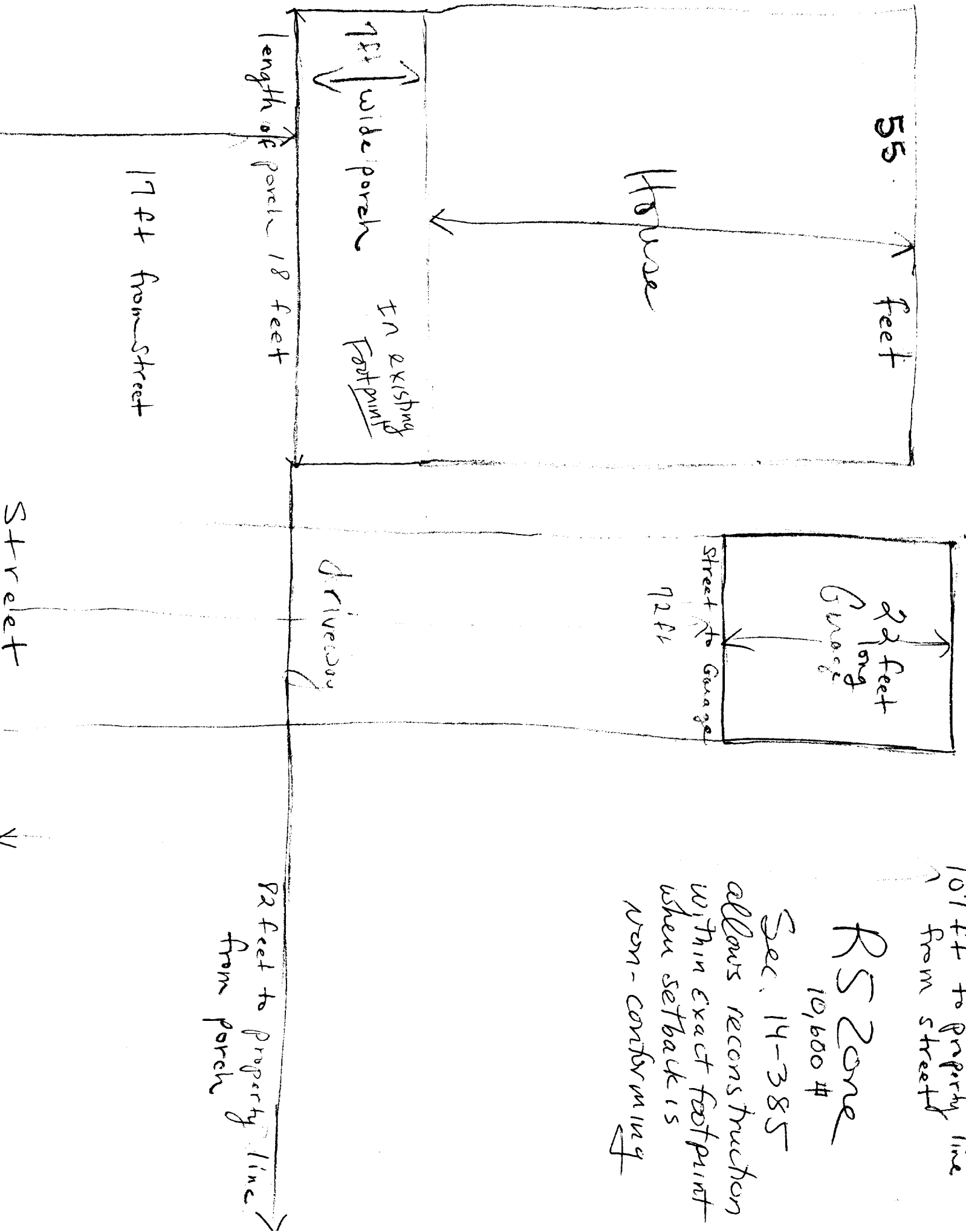


107 ft to property line
from street

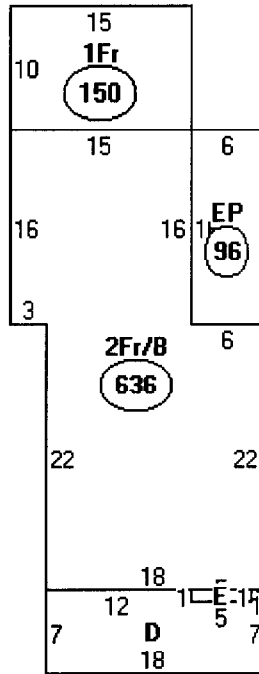
RS Zone
10,600 #

Sec. 14-385

allows reconstruction
within exact footprint
when setback is
non-conforming







Descriptor/Area

A: 2Fr/B
636 sqft
B: 1Fr
150 sqft
C: EP
96 sqft
D: OFF
121 sqft
E: FBAY
5 sqft

33 pembroke

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

OCT 16 2002

Permit Number: 021183

CITY OF PORTLAND

This is to certify that Devine John J Iii &/Deck Specialties

has permission to Demolish existing covered porch and rebuild in existing footprint of 18 deck

AT 33 Pembroke St City 428 B005001

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 when permission is procured before this building or part thereof is altered or closed-in. **HEAR 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

Jeanie Burke 10/14/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

SD **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

SD **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

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

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Susan J. Darn
Signature of applicant/designee

Date

James Bourke
Signature of Inspections Official

Date

CBL: 428-B-005 Building Permit #: 02-1183