

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 081028

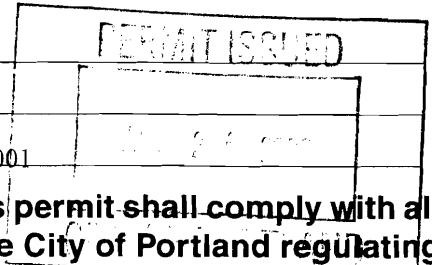
Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that BECKLER MARGARET P onesuch River Carpentry

has permission to New 8' x 16' Deck w/ 2 sets stairs

AT 235 SHERWOOD ST

428 1004001



provided that the person or persons firm or person 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.

Verification of inspection must be given and when permission is procured before this building or part thereof is occupied or services closed-in. **YOUR NO. 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

8/25/08 ELAD  
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: 08-1028	Issue Date: 8/25/08	CBL: 428 J004001
-----------------------	------------------------	---------------------

Location of Construction: 235 SHERWOOD ST	Owner Name: BECKLER MARGARET P	Owner Address: 235 SHERWOOD ST	Phone:
Business Name:	Contractor Name: Nonesuch River Carpentry	Contractor Address: 12 Carriage Way Scarborough	Phone 2078388136
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

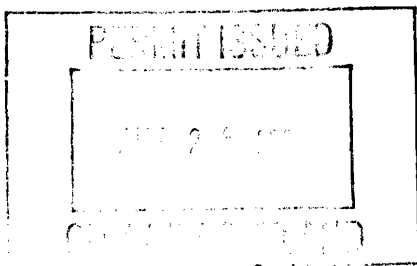
Past Use: Single Family Home	Proposed Use: Single Family Home - New 8' x 16' Deck w/ 2 sets of stairs	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 4
Proposed Project Description: New 8' x 16' Deck w/ 2 sets of stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-1 Type: SB IRC - 2003	
		Signature:	Signature: [Signature] 8/25/08	
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: 08/19/2008
-----------------------------	---------------------------------

**Zoning Approval**

- 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..

<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 <i>OK.</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: [Signature] 8/25/08	<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 <input type="checkbox"/> Denied Date: _____	<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: 8/25/08 [Signature]
--	---	--



**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

9-3-08 Final - OK set back, riser + treads and handrails! *h/Em*

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

CSH  
N/A  
N/A

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

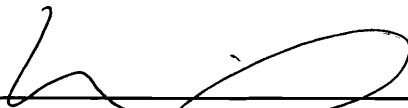
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.

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

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

  
\_\_\_\_\_  
Signature of Applicant/Designee

8/26/08  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

8/26/08  
Date



# Permitting By Appointment

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. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

## Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

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](http://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:

8/19/08

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

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

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

<b>Permit No:</b> 08-1028	<b>Date Applied For:</b> 08/19/2008	<b>CBL:</b> 428 J004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 235 SHERWOOD ST	<b>Owner Name:</b> BECKLER MARGARET P	<b>Owner Address:</b> 235 SHERWOOD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Nonesuch River Carpentry	<b>Contractor Address:</b> 12 Carriage Way Scarborough	<b>Phone</b> (207) 838-8136
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - New 8' x 16' Deck w/ 2 sets of stairs	<b>Proposed Project Description:</b> New 8' x 16' Deck w/ 2 sets of stairs
--	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 08/25/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>	<ol style="list-style-type: none"> <li>1) Pool and barrier installation shall meet the code requirements in Appendix G of the IRC 2003</li> <li>2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.</li> <li>3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>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.</li> </ol>			



# 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>235 Sherwood</u>		
Total Square Footage of Proposed Structure/Area <u>128 SF</u>		Square Footage of Lot <u>10000 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>428 1004001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Margaret Beckler</u> Address <u>235 Sherwood St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207</u> <u>775-0235</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip  <u>Same</u>	Cost Of Work: \$ <u>3000</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>N/A</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Deck 8'x16'</u>		
Contractor's name: <u>Nonesuch River Carpentry</u> Address: <u>12 Carriage Way Scarborough, ME</u> City, State & Zip: <u>Maine 04074</u> Telephone: <u>207 838 8136</u> Who should we contact when the permit is ready: <u>Kevin McGuire</u> Telephone: <u>8411</u> Mailing address: <u>Same</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 AUG 10 2008 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: Peggy Beckler Date: 8/18/08

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



# 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 IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ~~Reduced plans~~ or electronic files in pdf format are required if originals 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.

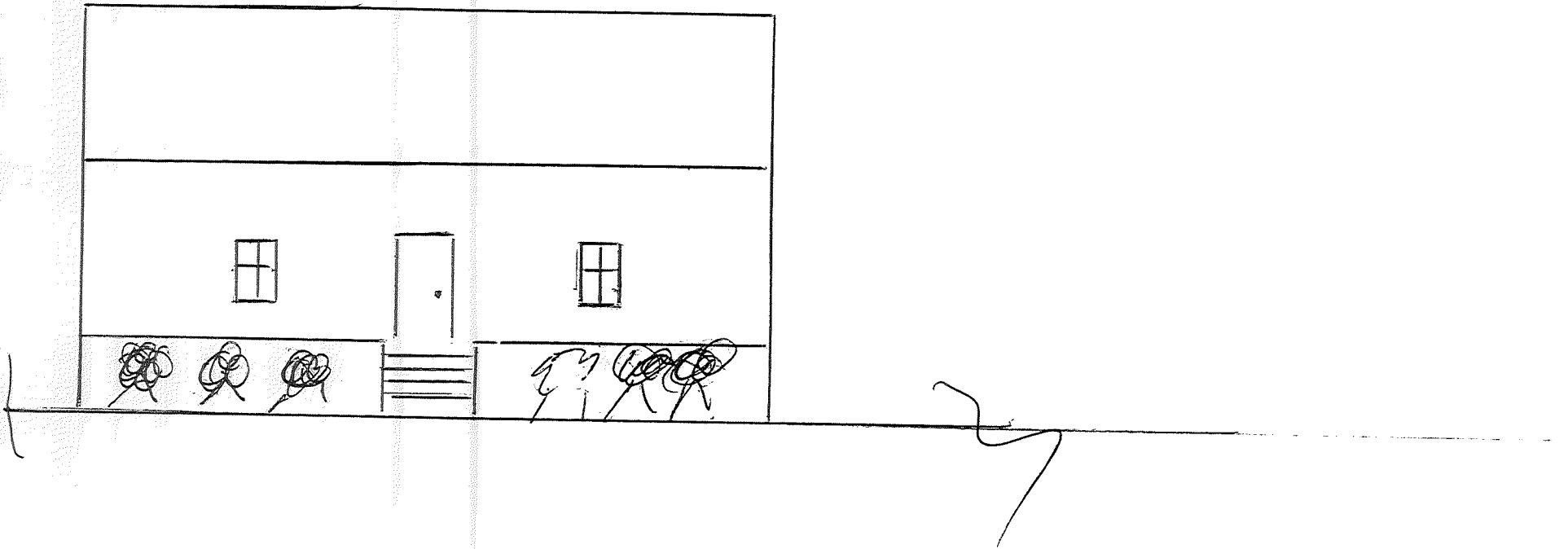
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

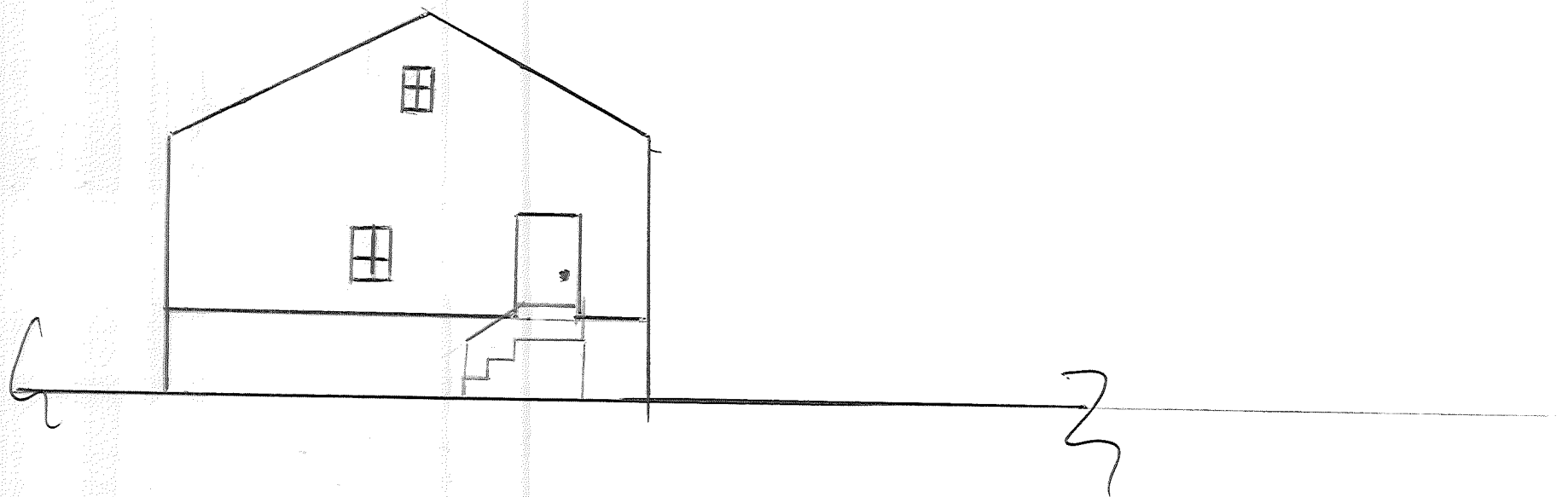
**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
This is not a Permit; you may not commence any work until the Permit is issued.**



EXISTING STRUCTURE  
FRONT ELEVATION  
1/8" = 1'



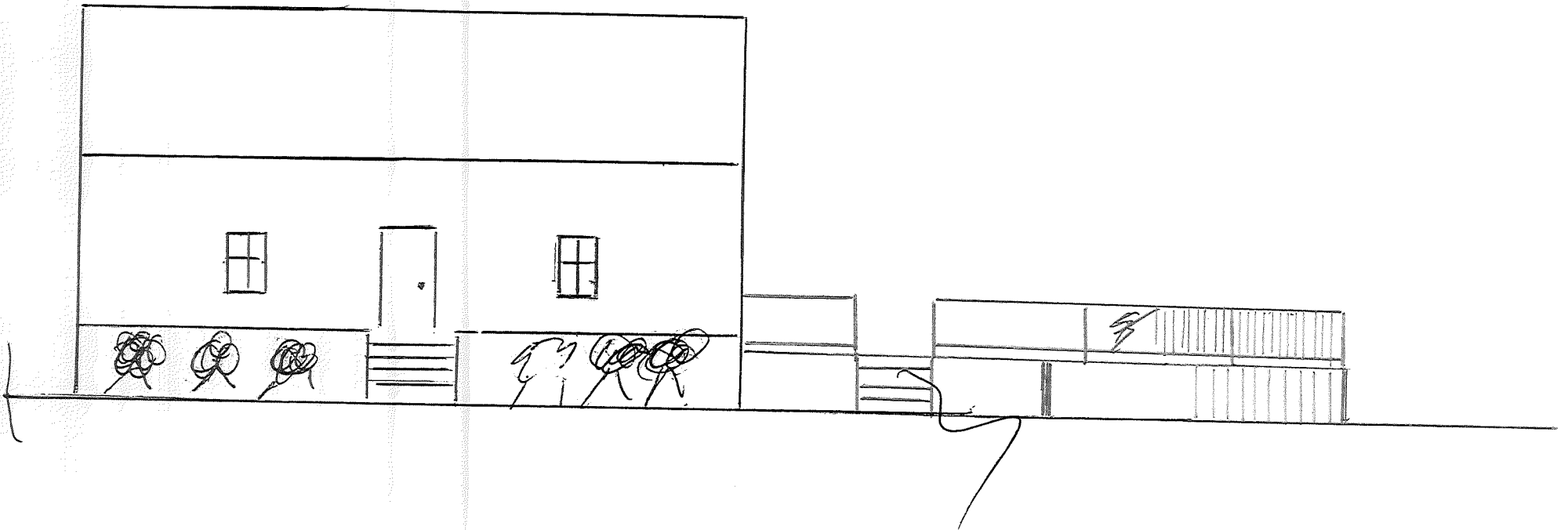
EXISTING SIDE  
Elev.  $\frac{1}{8}'' = 1''$

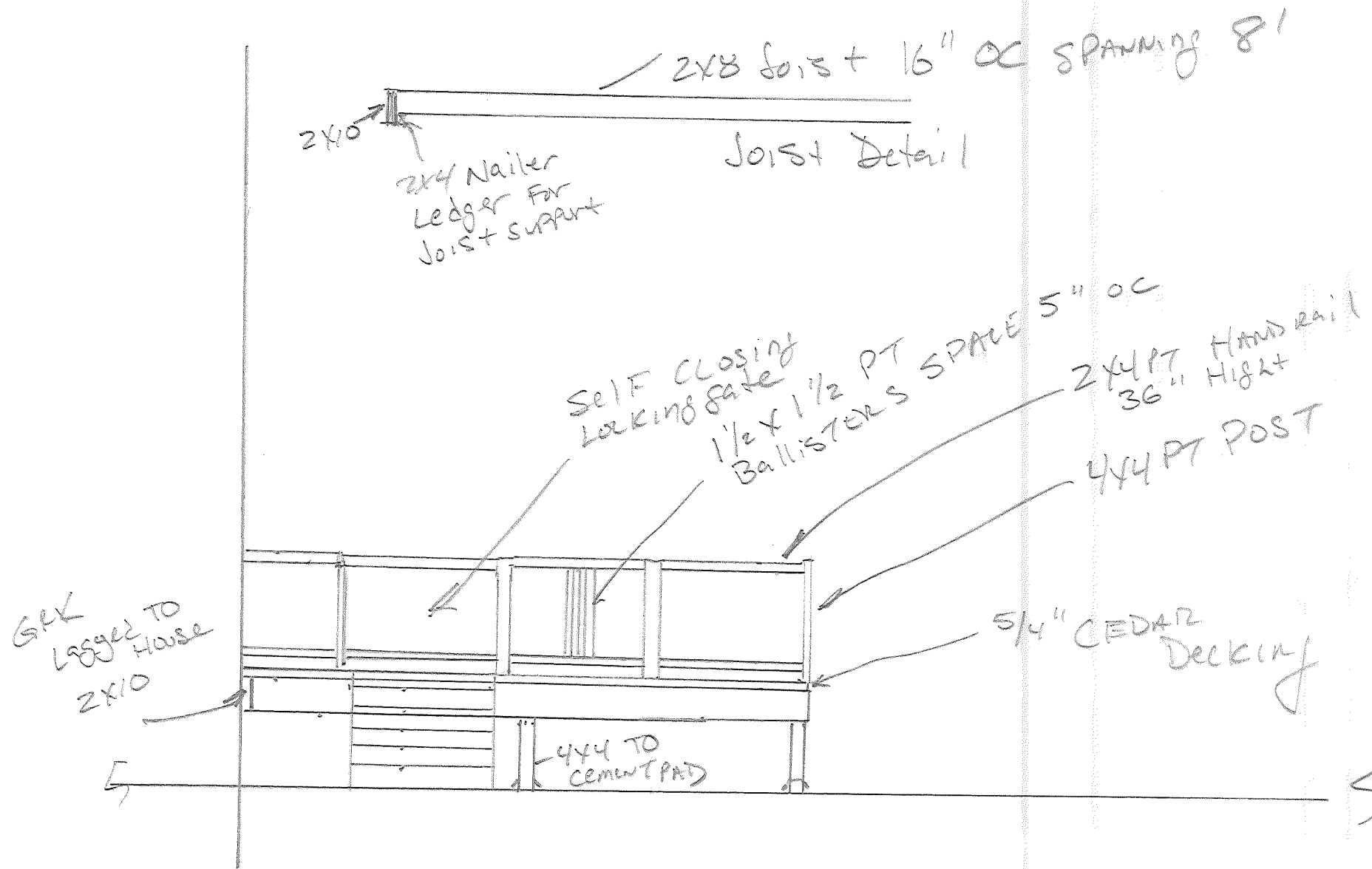


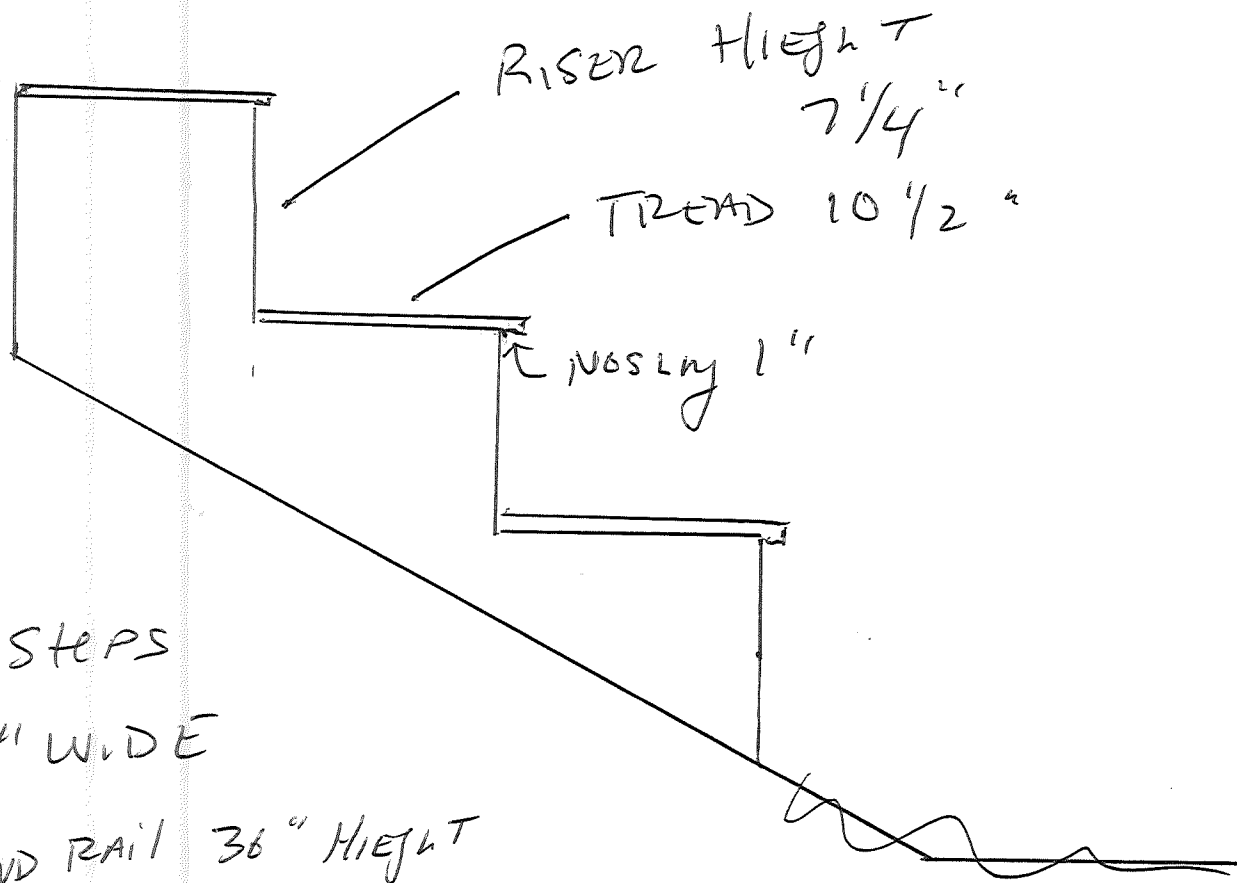
PROPOSED  
NEW DECK

8' x 16'

1/8" = 1'







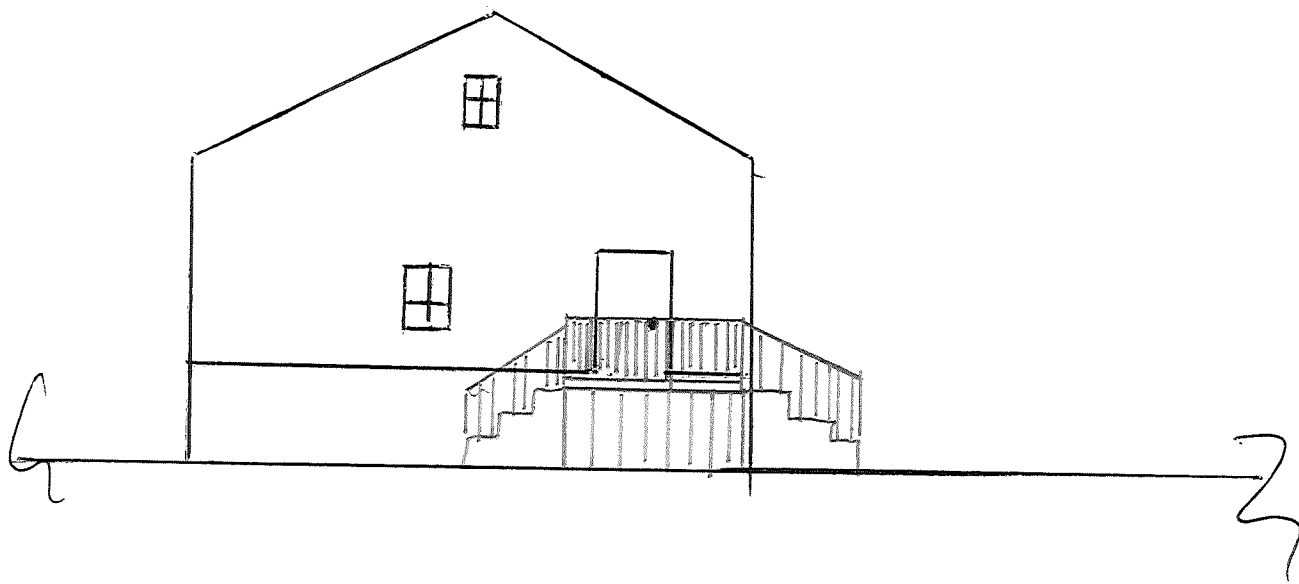
3 STEPS

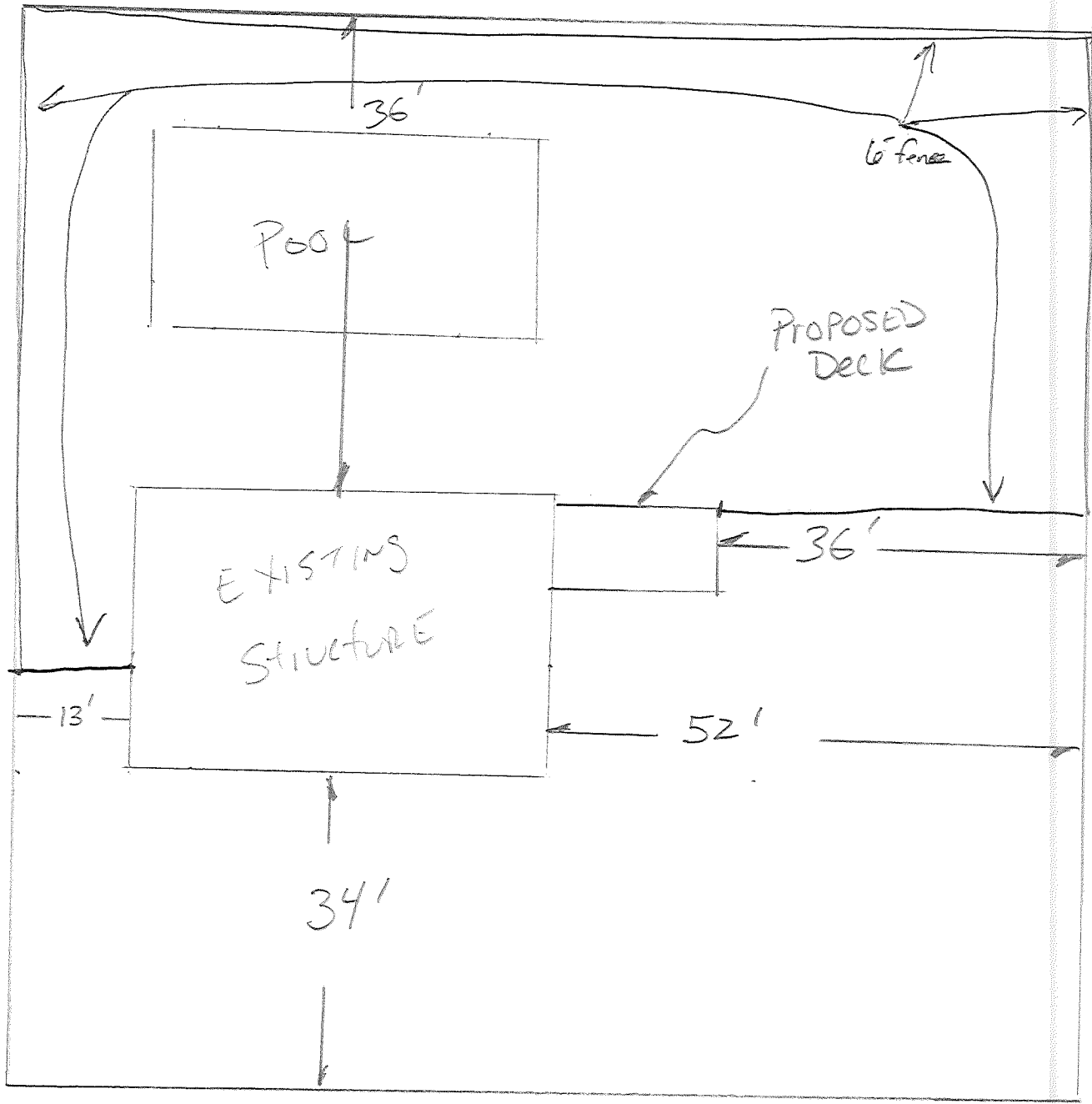
40" WIDE

HAND RAIL 36" HEIGHT

w/ BALLISTS 5" OC

PROPOSED  
New Deck SIDE  
Sled.  $\frac{1}{8}'' - 1'$





PLOT  
PLAN