

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that AVE PROPERTIESLLC WASHINGTON

Located At 522 WASHINGTON AVE

Job ID: 2011-02-468-OPB

CBL: 429 - - J - 003 - 001 - - - -

has permission to Relocate stairs on front entry porch (after-the-fact)

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**


  
05/06/2011  
**Code Enforcement Officer / Plan Reviewer**

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

*OK To close +  
SCAN  
BKZ*

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

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

Job No: 2011-02-468-OPB  2011-1485 Amendment	Date Applied: 4/13/2011	CBL: 429 - - J - 003 - 001 - - - - -	
Location of Construction: 522 WASHINGTON AVE	Owner Name: WASHINGTON AVE PROPERTIES LLC	Owner Address: 522 WASHINGTON AVE PORTLAND, ME - MAINE 04103	Phone: 838-4034
Business Name:	Contractor Name: SCHNEIDER, CRAIG	Contractor Address: PO BOX 8316 PORTLAND ME 04104	Phone: (207) 318-6078
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Real Estate Office	Proposed Use: Real Estate Office – relocate stairs on front entry porch (amend permit #2011-02-468)	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature: CAPT. K. Gauthier	Signature: 
Proposed Project Description: 522 Washington Ave – relocate stairs on front porch		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 4/14/11 OK ARN	<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 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: ARN

**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 appication 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	PHON

Justs Need do be  
Supported by 1/2"  
exterior light not installed  
NLA



# 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>522 Washington AVE</u>		
Total Square Footage of Proposed Structure/Area <u>120 sq. ft.</u>	Square Footage of Lot <u>0.160 (Ac)</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>J</u> Lot# <u>3</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Veronica Schneider</u> Address <u>7 Little Brook Dr</u> City, State & Zip <u>Falmouth, ME 04105</u>	Telephone: <u>207-838-4034</u>
Lessee/DBA (If Applicable) <u>Green Tree Realty LLC</u>	Owner (if different from Applicant) Name <u>Washington AVE Properties LLC</u> Address <u>P.O. Box 8316</u> City, State & Zip <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>500</u> C of O Fee: \$ <u>30</u> Total Fee: \$ <u>530</u>
Current legal use (i.e. single family) <u>Real Estate Office</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Amend the current Building Permit. Want to move the front steps to the left side of storage</u>		
Contractor's name: <u>Craig Schneider, Schneider Building + Remodeling LLC</u> Address: <u>P.O. Box 8316</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>207-386-0788</u> Who should we contact when the permit is ready: <u>Craig Schneider</u> Telephone: <u>11 11 11</u> Mailing address: <u>P.O. Box 8316 Portland, ME 04104</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.

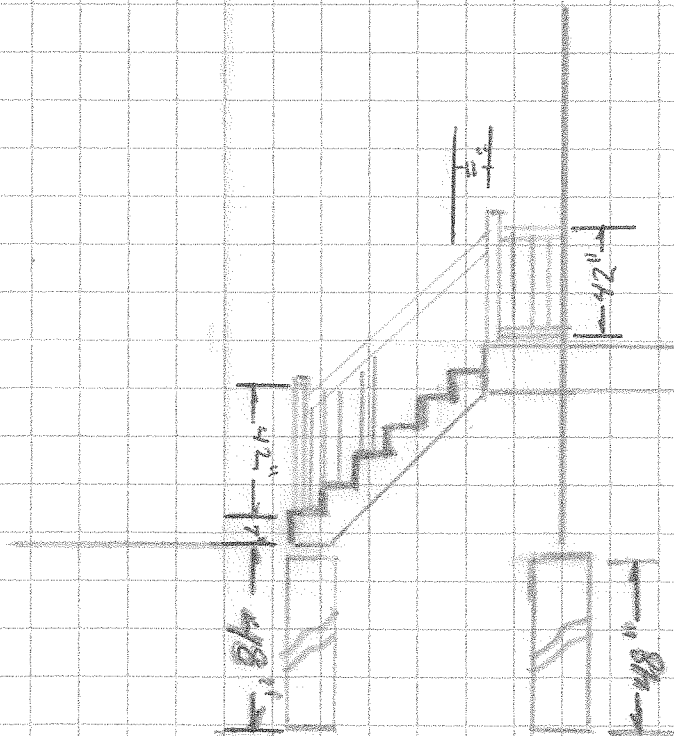
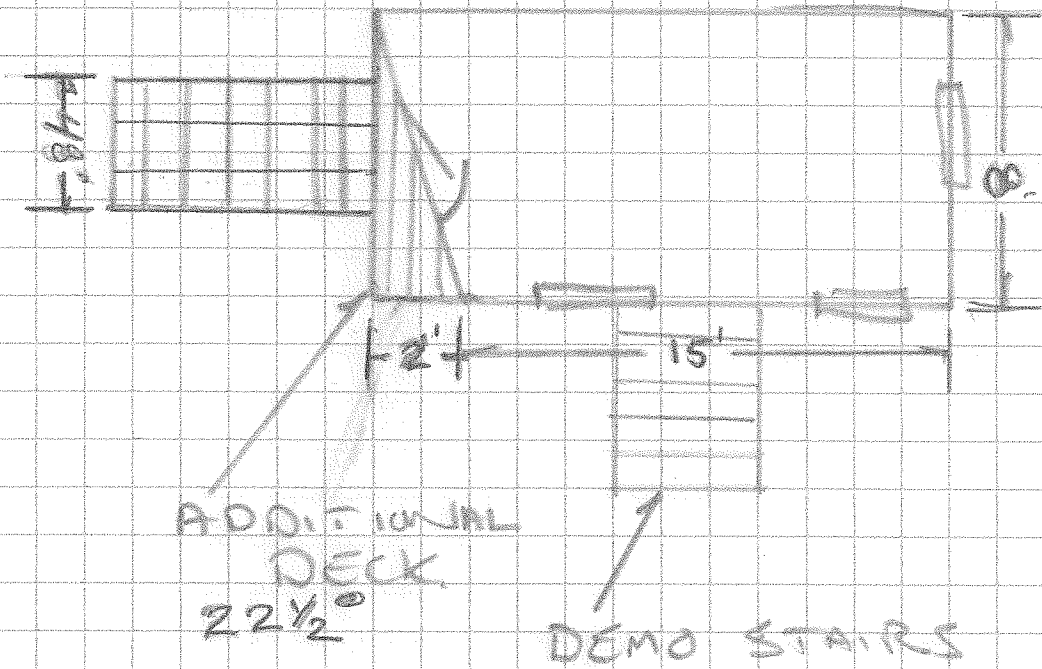
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

Signature: [Signature] Date: 4/11/11

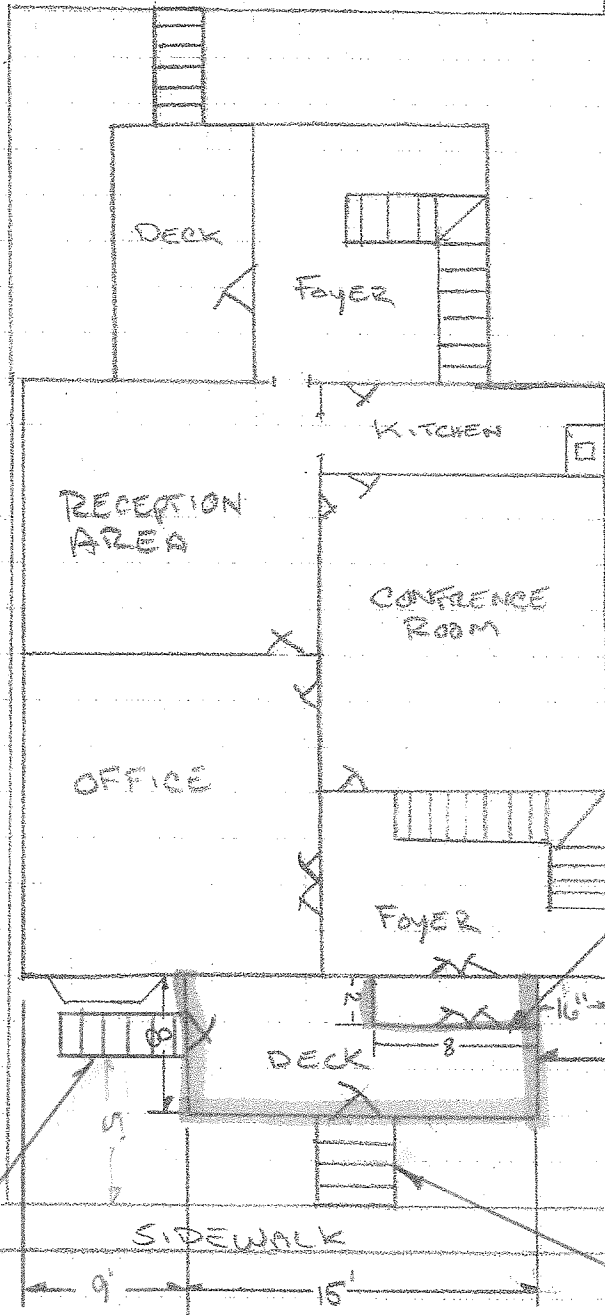
This is not a permit; you may not commence ANY work until the permit is issued

522 WASHINGTON AVE  
TOP VIEW



LEFT FRONT VIEW  
2x12 STRINGER  
3 1/2" BASTERS SPACE

PARKING  
AREA



PREEXISTING DECK COVERED  
BY ROOF

DECK CEILING HEIGHT 8'  
INSTALL 36" X 80" DARK  
3 WINDOWS 28" X 48"

DEMO 2X8 AREA ON  
DECK

ENCLOSE PREEXISTING  
DECK USE  
AS STORAGE SPACE  
W/ R-20 rated insulation  
R-38 ceiling

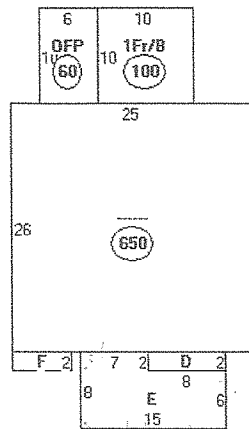
DEMO

522 WASHINGTON AVE  
NEW PLANS

MOVE STAIRS 7'11"

42" HANDRAILS  
48" STEPS

INSTALL 48" DEEP SOLA TUBES  
NO NOSING



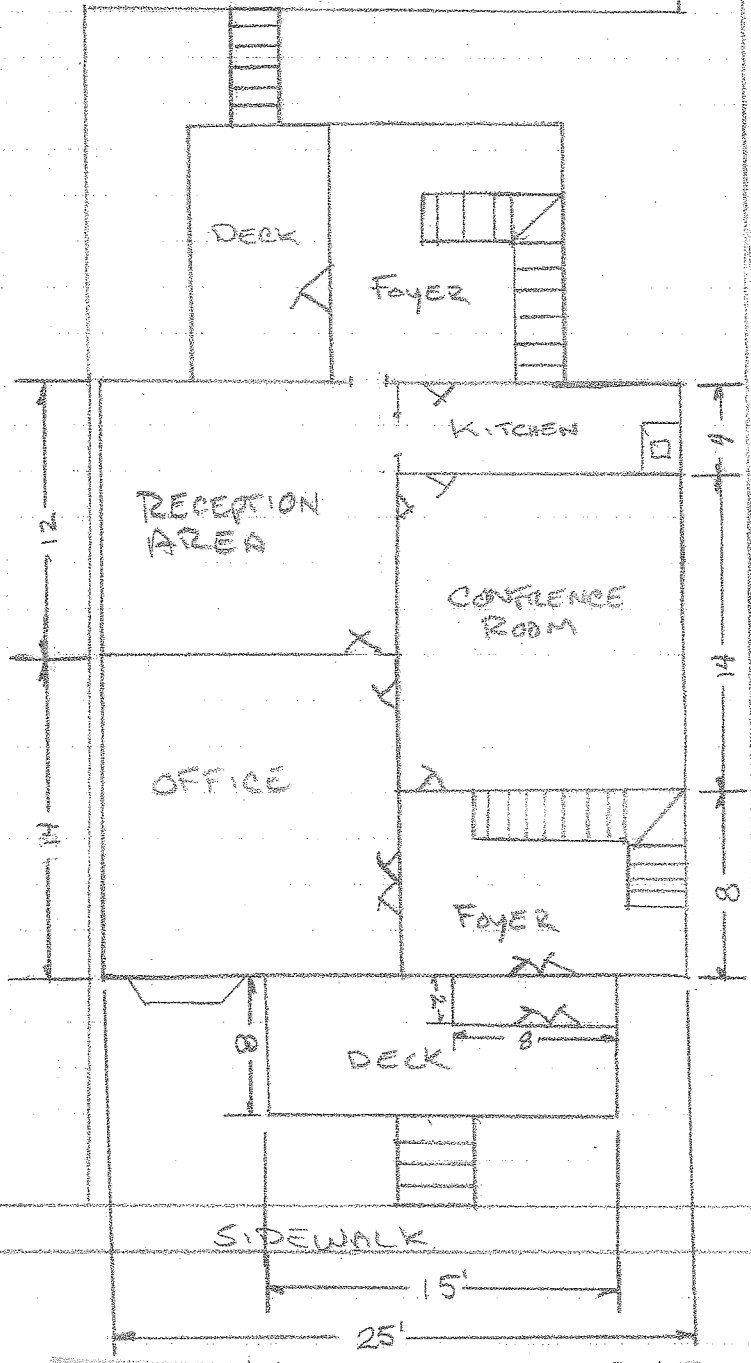
- Descriptor/Area
- A: -----  
650 sqft
  - B: OFF  
60 sqft
  - C: 1Fr/B  
100 sqft
  - D: FUB  
16 sqft
  - E: OFF  
104 sqft
  - F: FBAY/B  
12 sqft

8. 8.  
15.  
6  
4  
4  
6

128

248

PARKING  
AREA



522 WASHINGTON AVE  
PREEXISTING PLANS





# 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: 2011-02-468-OPB

Located At: 522 WASHINGTON

CBL: 429 - - J - 003 - 001 - - - -

## 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. The use of the property shall remain as a real estate office. Any change of use shall require a separate permit application for review and approval.

### Fire

1. The entire structure and all construction shall comply with City Code Chapter 10.
2. The approved use for Life Safety purposes shall be business (incidental storage of filing cabinets). The porch being enclosed is an exit and must be maintained free and unobstructed for full instant egress use. General storage is not permitted in the means of egress.

### Building

1. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
2. A graspable handrail (34-38 inches in height) shall be provided on both sides of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
4. Owner/ Contractor stated that the work is already complete; a field inspection will verify code compliance, modifications may be required.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

## 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.**
1. Location/ Setbacks
  2. Close In Elec/Plmb/Framing
  3. 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.

2011-2720  
 amend permit 2011-1485

**Job Summary Report**  
**Job ID: 2011-02-468-OPB**

Report generated on Apr 14, 2011 10:18:16 AM

<b>Job Type:</b>	Office & Professional Buildings	<b>Job Description:</b>	522 Washington Ave	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Approved	<b>Pin Value:</b>	713	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	1,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		AVE PROPERTIES WASHINGTON		<i>Property Owner</i>	
		Schneider Craig - CRAIG SCHNEIDER		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 43732**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
J02206	429 J 003 001		M				-70.258203	43.680222

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				522 WASHINGTON AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		BUSINESS COMMUNITY					DISTRICT 5	EAST DEERING

**Structure Details**

**Structure: Office Building**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			522 WASHINGTON AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

**Permit #: 20111485**

**Permit Data**

**Job Summary Report**  
**Job ID: 2011-02-468-OPB**

Report generated on Apr 14, 2011 10:18:16 AM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
43732	Office Building	Final Insp Comp	Enclose existing porch	3/23/11		9/19/11

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$30.00			2/23/11	1486	\$30.00		

**Permit #: 20112720**

Permit Data						
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
43732	Office Building	Initialized	Amend Original Permit to change direction of stairs			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
BP-Amended Plan Review	\$30.00							

Justs Need do be  
Supported by 1/2"  
exterior light not installed  
NLA