

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

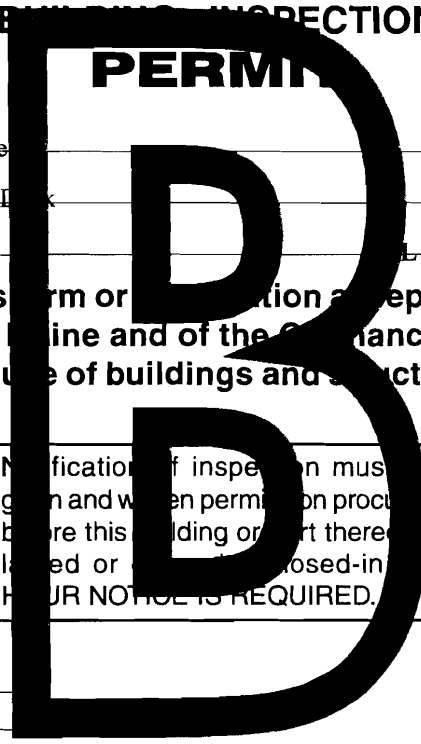
BUILDING INSPECTION

PERMIT

Permit Number: 080722

PERMIT ISSUED

JUN 23 2008



Please Read Application And Notes, If Any, Attached

This is to certify that HART KAREN M /Earl Be

has permission to Construct 18'x14' attached Deck

AT 150 YALE ST

PL 438 A022001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is loaded or 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

Thomas H. Mahley 6/23/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# 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.**

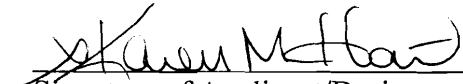
**A Pre-construction Meeting will take place upon receipt of your building permit.**

- Footing/Building Location Inspection:** Prior to pouring concrete
- ~~**Re-Bar Schedule Inspection:** Prior to pouring concrete~~
- ~~**Foundation Inspection:** Prior to placing ANY backfill~~
- ~~**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling~~
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. ~~NOT: 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

**\_\_\_\_\_ 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

6/23/08  
Date

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

\_\_\_\_\_  
Date

CBL: \_\_\_\_\_ Building Permit #: \_\_\_\_\_

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

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

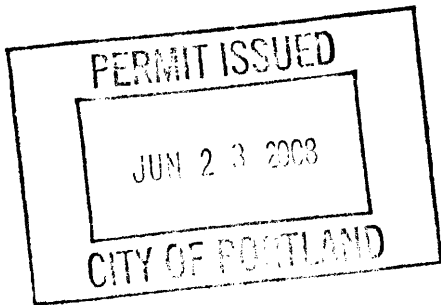
Permit No: 08-0722	Issue Date:	CBL: 438 A022001
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Location of Construction: 150 YALE ST	Owner Name: HART KAREN M	Owner Address: 150 YALE ST	Phone: 207-831-1162
Business Name:	Contractor Name: Earl Berry	Contractor Address: 11 Crockett Road Gorham	Phone: 2078921510
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family Home	Proposed Use: Single Family Home - Construct 10'x14' attached Deck	Permit Fee: \$110.00	Cost of Work: \$8,300.00	CEO District: 4
Proposed Project Description: Construct 10'x14' attached Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature: <i>Jm 6/23/08</i>		Signature: <i>Jm 6/23/08</i>
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: lmd	Date Applied For: 06/20/2008	<b>Zoning Approval</b>		
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- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>(OK)</i> <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"/>	<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	<input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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>Jm 6/23/08</i>	Date: _____	Date: <i>Jm 6/23/08</i>

**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



# 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>150 Yale St Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>252 (10x14)</u>	Square Footage of Lot <u>6991 (per website) .16 Acre</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>438</u> Block# <u>A</u> Lot# <u>12</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>KAREN M HART</u> Address <u>150 Yale St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-797-4026</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>8300</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Deck on back on house</u>		
Contractor's name: <u>Earl Berry</u>		
Address: <u>11 Crockett Rd.</u>		cell (207) 415-3309
City, State & Zip <u>Borham, ME 04038</u>		Telephone: (207) 892-1510
Who should we contact when the permit is ready: <u>Karen Hart</u>		Telephone: <u>207 831 1162 (cell)</u>
Mailing address: <u>150 Yale St, Portland, ME 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.

Signature: Karen M Hart Date: 6/18/08

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

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

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**A Pre-construction Meeting will take place upon receipt of your building permit.**

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

  X   **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

*Thomas H. Markley*  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*6/25/08*  
\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 08-0722	<b>Date Applied For:</b> 06/20/2008	<b>CBL:</b> 438 A022001
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<b>Location of Construction:</b> 150 YALE ST	<b>Owner Name:</b> HART KAREN M	<b>Owner Address:</b> 150 YALE ST	<b>Phone:</b> 207-831-1162
<b>Business Name:</b>	<b>Contractor Name:</b> Earl Berry	<b>Contractor Address:</b> 11 Crockett Road Gorham	<b>Phone:</b> (207) 892-1510
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Construct 18'x14' attached Deck	<b>Proposed Project Description:</b> Construct 18'x14' attached Deck
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 06/23/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 06/23/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

1/4" = 12'

Garage

18'-6" →

← 30 inches from GRADE

Foot

Property line 38' ✓

10' tubers  
3/8" hangers

1 over run 4' Deep

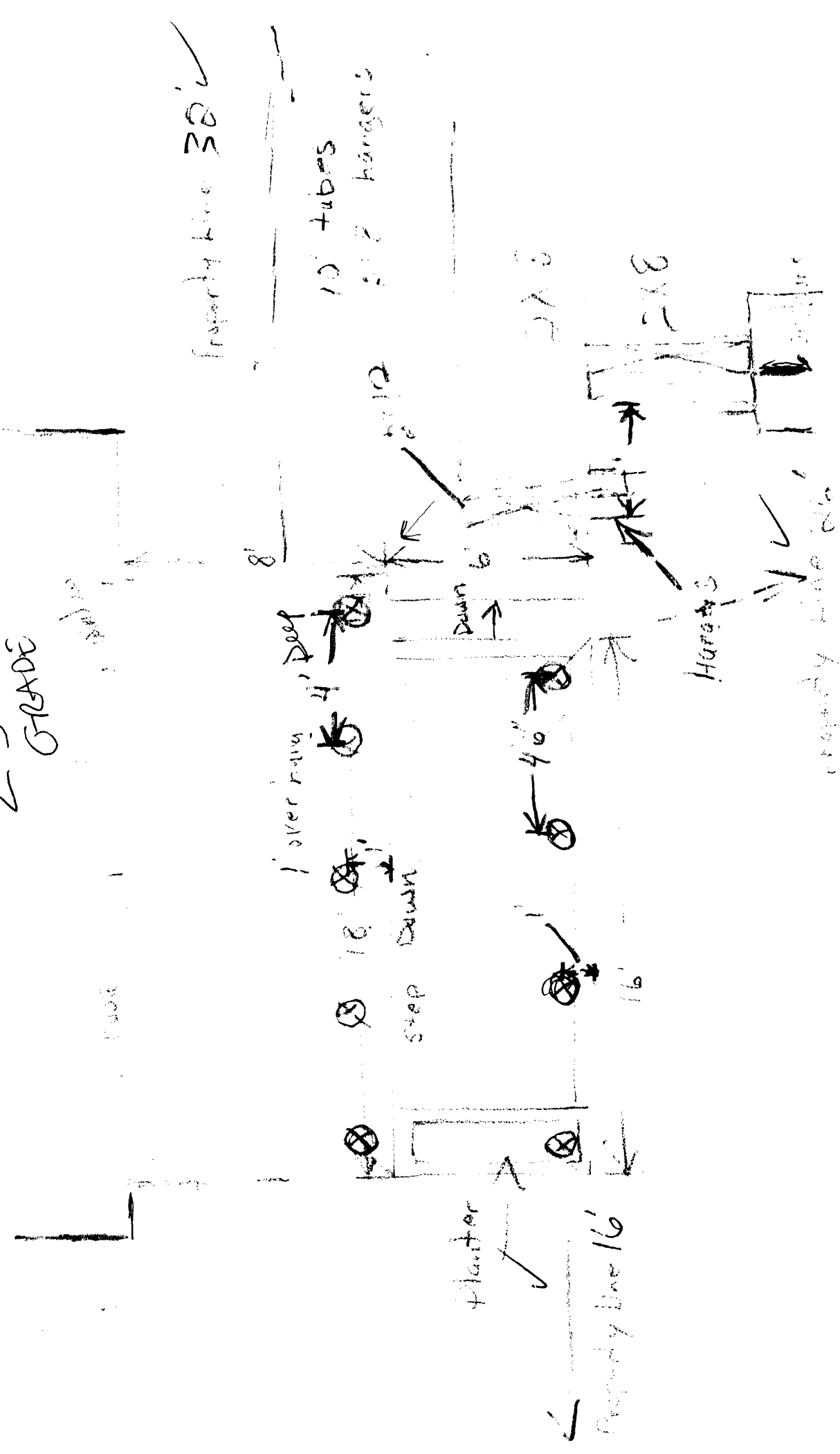
Step Down 16'

Planter ✓

Property line 16'

Garage 3

Property line 20' ✓





# Same-Day Permitting

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.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

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





# 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:
-------------------------	-------

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

# **BUILDING A DECK???**

## **INFORMATION REQUIRED WITH YOUR APPLICATION**

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. **A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
  2. **Type of foundation system**
    - a. Diameter of concrete filled tube or pre cast concrete pier size
    - b. depth below grade (minimum 4'-0" below grade)
    - ✓ c. anchorage of column to footing
    - ✓ d. spacing and location of tubes/piers
  3. **Framing Members**
    - a. Columns – wood size and location (members supporting framing of floor system)
    - ✓ b. Ledger size attached to building
    - ✓ c. Fastener size and spacing attaching ledger
    - d. Girder Size and spans carrying floor system
    - e. Joist size, span, and spacing
    - f. Joist hangers or ledger
  4. **Guardrails & Handrail Details**
    - a. Guardrail height
    - b. Baluster spacing
    - c. Handrail height
  5. **Stair Details**
    - a. Tread depth (measured nosing to nosing)
    - b. Riser height
    - c. Nosing on tread
    - d. Width of stairs
- 