

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 06-1017	Issue Date: JUL 18 2006	CBL: 415 B002001
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Location of Construction: 115 HUNTINGTON AVE	Owner Name: NAPOLITANO-ROMER ANDREA	Owner Address: 115 HUNTINGTON AVE CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Hap Cleary	Contractor Address: 40 Aldworth St. Portland	Phone: 2077970219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3 PRVD

Past Use: Single Family	Proposed Use: Single Family 14' x 14' deck and replace window with door	Permit Fee: \$110.00	Cost of Work: \$8,500.00	CEO District: 4
Proposed Project Description: 14' x 14' deck and replace window with door		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 2/18/06 <i>[Signature]</i>	

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: dmartin	Date Applied For: 07/11/2006	Zoning Approval	
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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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/conditions Date: 7/17/06 AM</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>ABM</i></p> <p>Date:</p>
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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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

This is to certify that _____

has permission to NAPOLITANO-ROMER AREA MESSAMBA ROMER'S/

AT 14' x 14' deck and replace window with

provided that the person or persons who perform or cause to be performed any work under 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.

Permit Number: 061017

PERMIT ISSUED

JUL 18 2006

CITY OF PORTLAND

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 occupied or closed-in. 4 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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

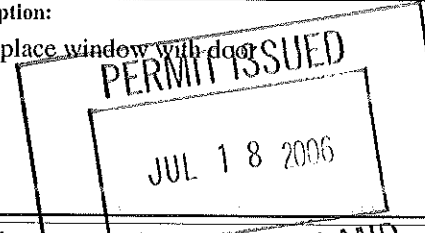
City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1017	Date Applied For: 07/11/2006	CBL: 413 B002001
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Location of Construction: 115 HUNTINGTON AVE	Owner Name: NAPOLITANO-ROMER ANDREA	Owner Address: 115 HUNTINGTON AVE	Phone:
Business Name:	Contractor Name: Hap Cleary	Contractor Address: 40 Aldworth St. Portland	Phone: (207) 797-0219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family 14' x 14' deck and replace window with door	Proposed Project Description: 14' x 14' deck and replace window with door
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/18/2006

Note: Not accurate plot plan of house or building next door which needs to be measured from in a PRUD. Found. Ok to Issue:
 the plot plan for the original house and the one for lot 3 which was built afterwards. Using both of these I was able to determine that the new deck meets the setbacks for the R-3 PRUD.

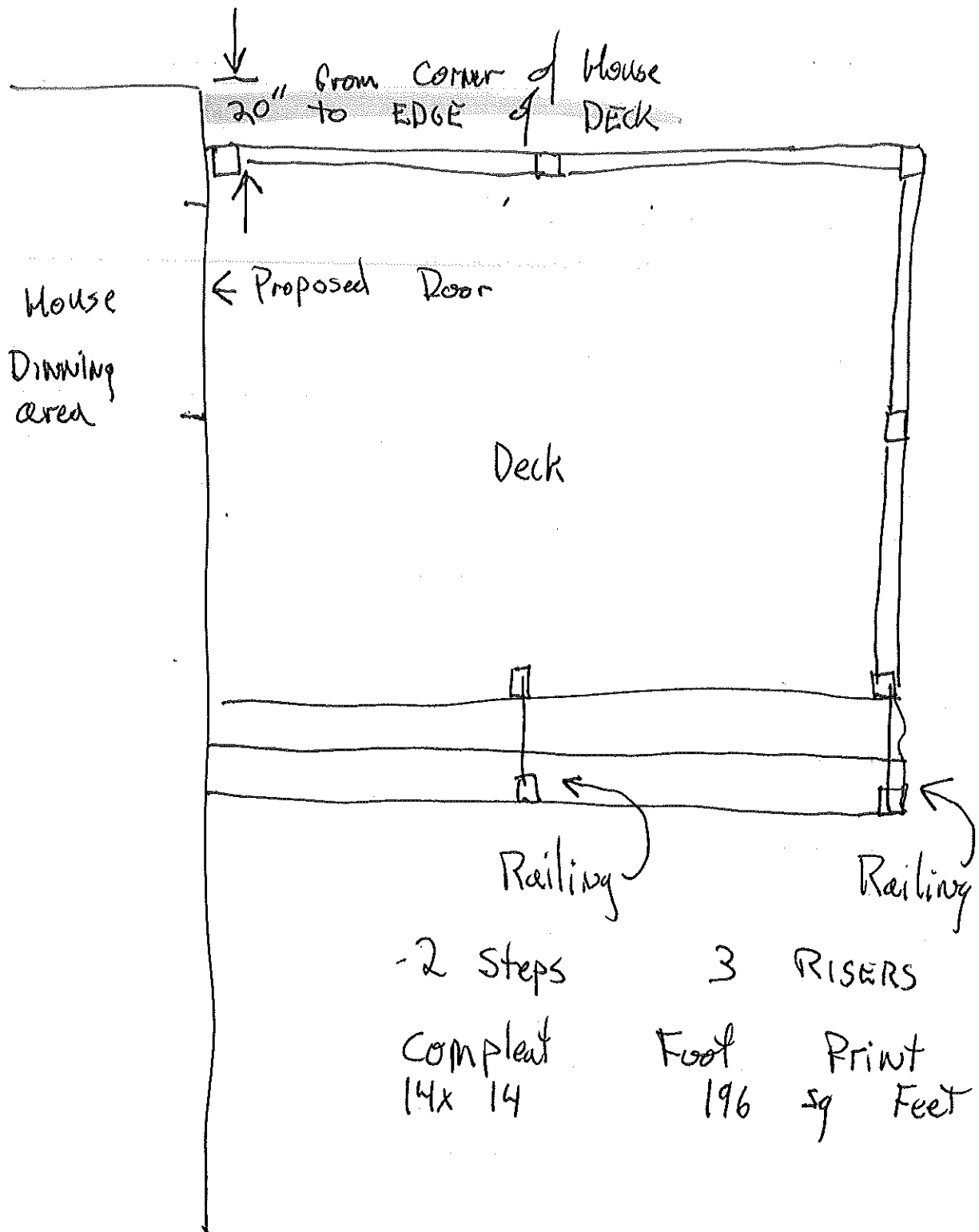
- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

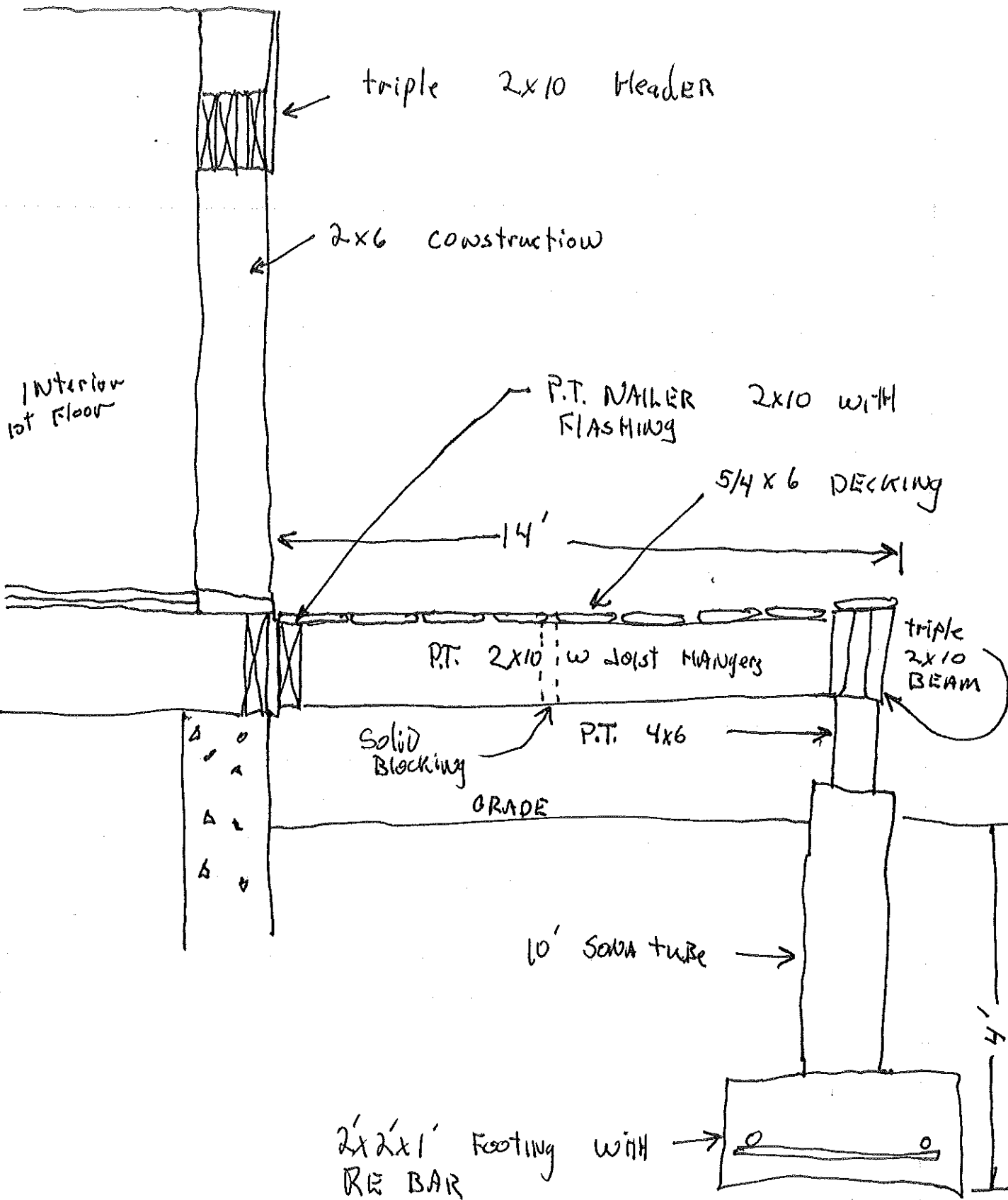
Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/18/2006

Note: **Ok to Issue:**

- 1) 502.2.1 Decks.
Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
- 2) 312.1 Guards required.
Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.
312.2 Guard opening limitations.
Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.
- 3) tair treads and risers.
311.5.3.1 Riser height.
The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
311.5.3.2 Tread depth.
The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305) mm from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Location of Construction: 115 HUNTINGTON AVE	Owner Name: NAPOLITANO-ROMER ANDREA	Owner Address: 115 HUNTINGTON AVE	Phone:
Business Name:	Contractor Name: Hap Cleary	Contractor Address: 40 Aldworth St. Portland	Phone (207) 797-0219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	





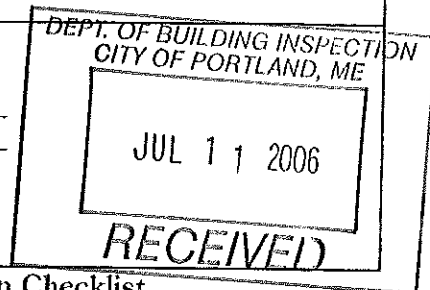


General Building Permit Application

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.

412

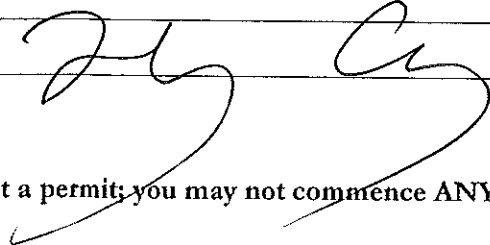
Location/Address of Construction: <u>115 THURDS HUNTINGTON AVE</u>		
Total Square Footage of Proposed Structure <u>196</u>		Square Footage of Lot <u>9653.1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>ANDRIA NAPOLITANO</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>HAP CLEARY</u> <u>40 ADWORTH ST</u> <u>PORTLAND MAINE</u> <u>797-0219</u>	Cost Of Work: \$ <u>8500</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Home</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>DECK</u>		
Project description: <u>REPLACE WINDOW WITH DOOR TO</u> <u>NEW DECK 14 X 14</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>HAP CLEARY</u>		
Mailing address: _____ Phone: <u>797-0219</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 	Date: <u>July 11, 2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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.

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. 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

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]
Signature of Applicant/Designee

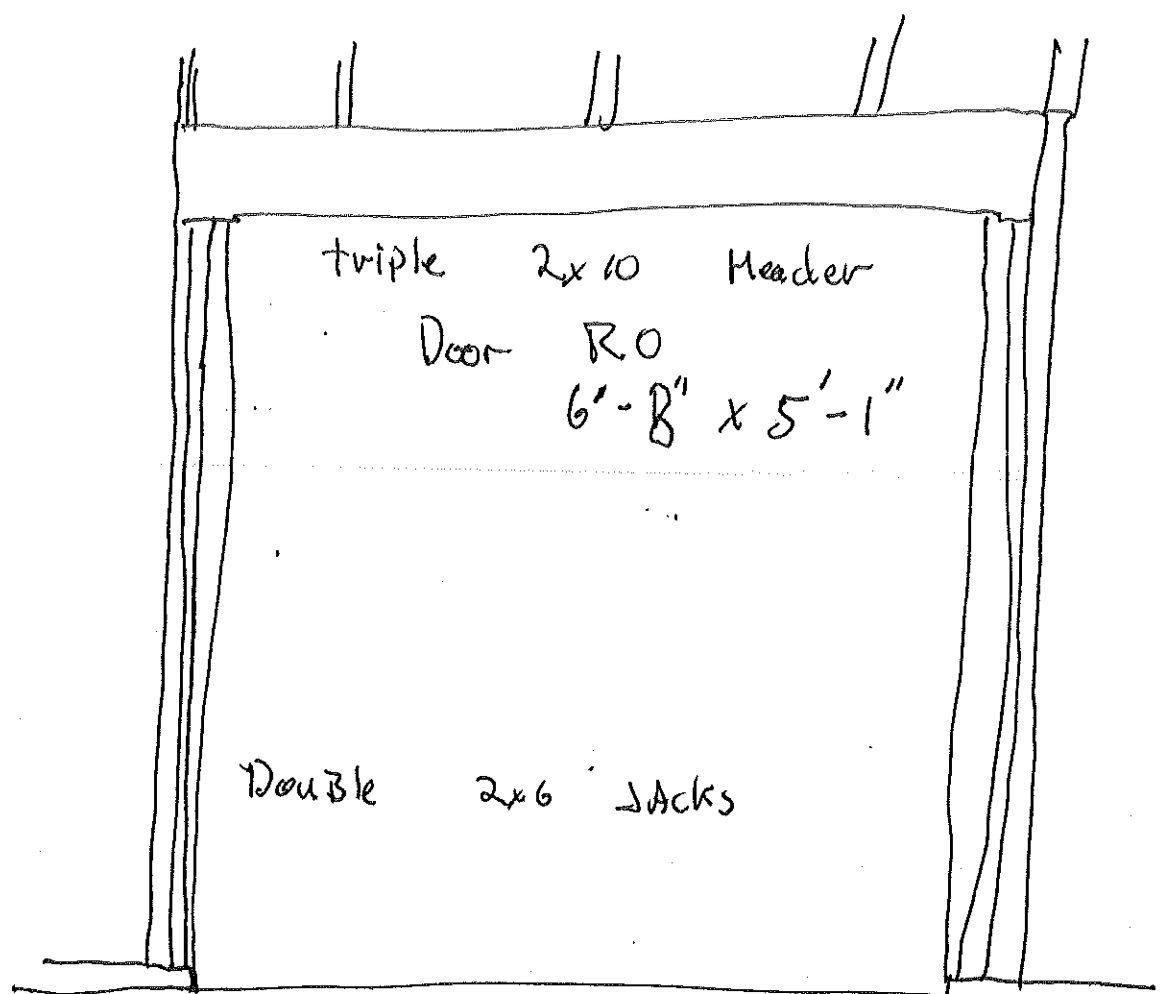
7/19/06
Date

[Signature]
Signature of Inspections Official

7/19/06
Date

CBL: 41302

Building Permit #: 061017-



triple 2x10 Header

Door RO
6'-8" x 5'-1"

Double 2x6 Jacks

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 413 B002001
Location 115 HUNTINGTON AVE
Land Use SINGLE FAMILY

Owner Address NAPOLITANO-ROMER ANDREA M & JAMES D ROMER JTS
 115 HUNTINGTON AVE
 PORTLAND ME 04103

Book/Page 17560/051
Legal 413-B-2
 HUNTINGTON AVE 115
 9653 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$51,570	\$119,870	\$171,440

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$70,900	\$136,200	\$207,100

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1999	Cape	1.5	1456	0.222	3	1	1	6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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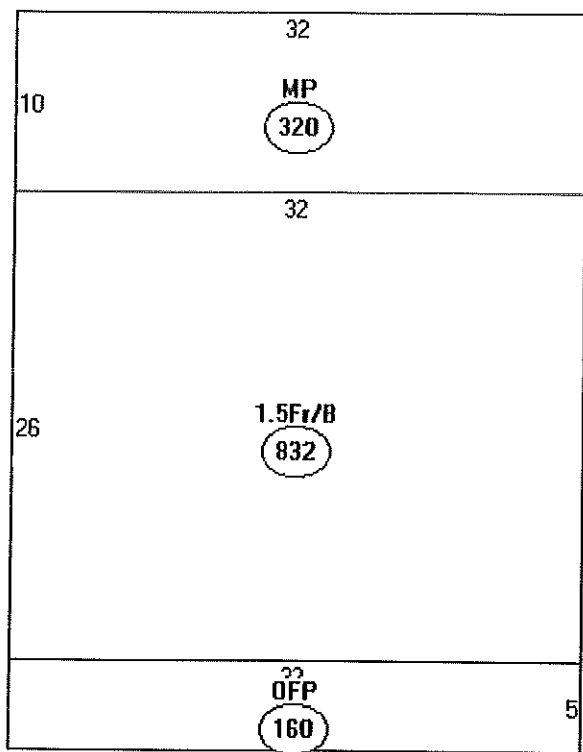
Sales Information

Date	Type	Price	Book/Page
04/23/2002	LAND + BLDING		17560-051
04/13/2001	LAND + BLDING	\$180,408	16197-243
05/13/1999	LAND + BLDING	\$139,511	14752-316

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

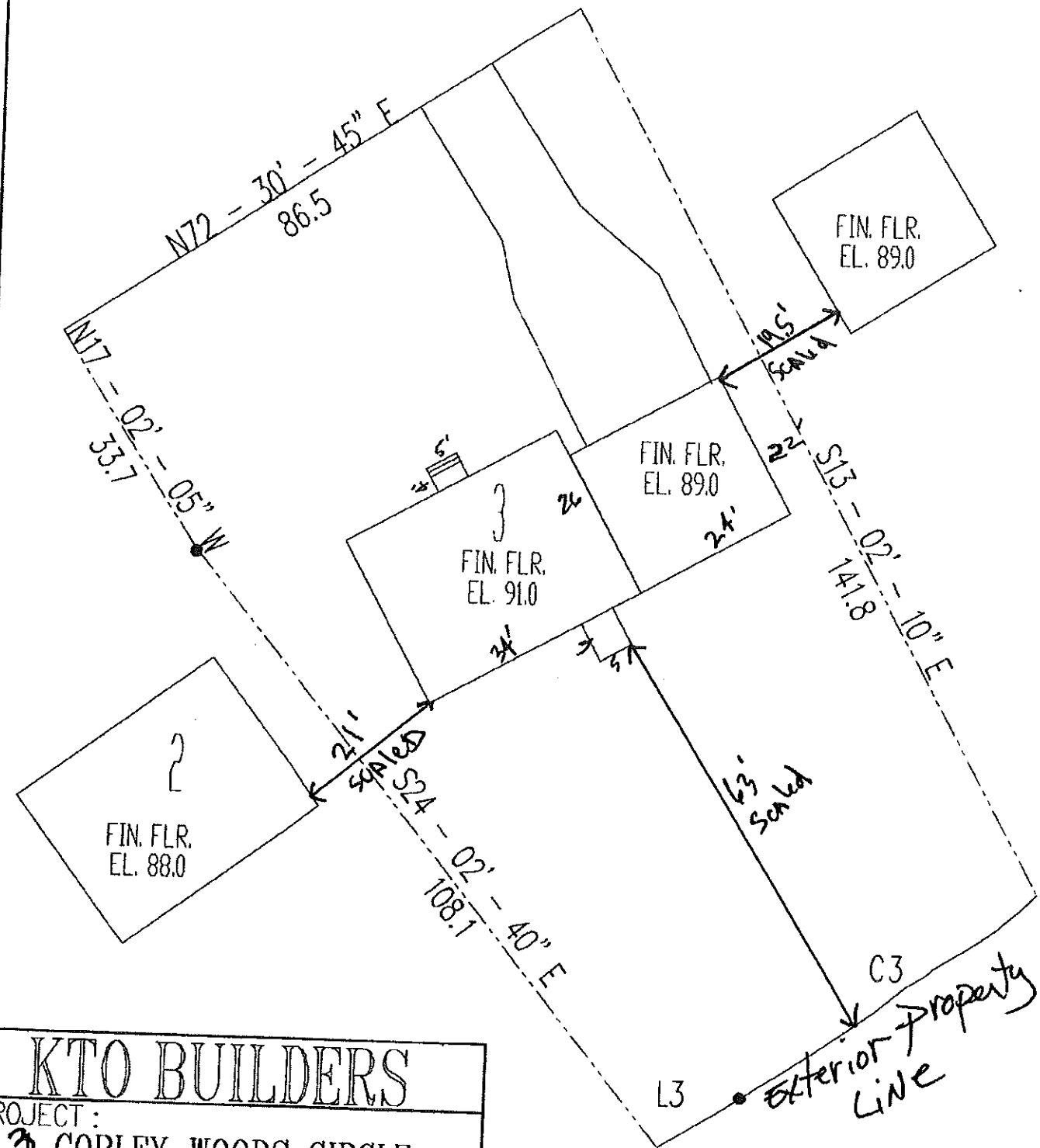


Descriptor/Area

A: 1.5Fr/B
832 sqft

B: OFF
160 sqft

C: MP
320 sqft



KTO BUILDERS	
PROJECT: #3 COPLEY WOODS CIRCLE	
LOT # 3	DATE 3/16/00
SCALE 1" = 20'	CBL 4 13 B 3

permit 00-0353
B 413-B-003



permit #

99-0047

R3 PRUP

25' from external subdivision lines.

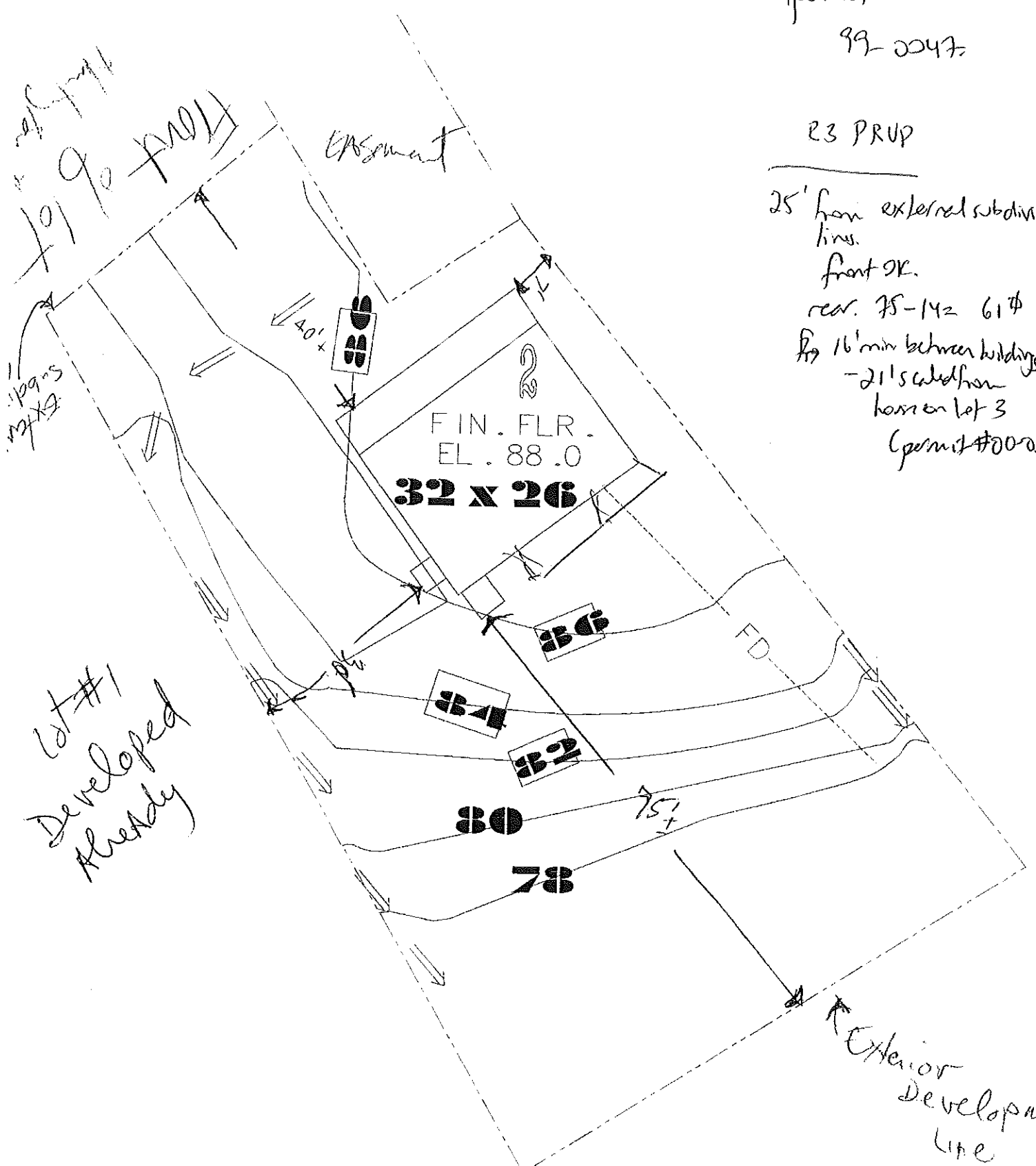
front OK.

rear. 75-142 61'

16' min between buildings
- 21' setback from

corner lot 3

(permit #00-0353)



Front of lot

Easement

109' x 5' x 12' x 3'

FIN. FLR. EL. 88.0

32 x 26

32 x 26

32 x 26

30

78

FD

75'

External Development Line

lot #1 Developed Already

copley woods lot 2
plot plan 1" = 20'

8.1.06 Door Framing consistent with plan, however a 6' FT door was installed by contractor. Deck frame to be indented 9" ^{CHANGE} FROM 20' proposed in plan. I checked with TAMMY MUNSON + SHE SAID OKAY. NO CHANGE OF PERMIT REQUIRED AS SETBACKS STILL MET.
3 footings at 4 FT depth in place. NO TUBES. GAVE OKAY FOR CLOSE IN OF DOOR + FOOTING / SETBACKS. S.M.H.