

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ELDREDGE GUY & CHRISTIAN FOSTER

Located at

23 VESPER ST

PERMIT ID: 2018-00267 **ISSUE DATE:** 07/19/2018 **CBL:** 003 F019001

has permission to **Extend 3rd floor dormer 14'- 8.5"**

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 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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Jason Grant

Fire Official

/s/ Brian Stephens

Building Official

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

Approved Property Use - Zoning

three dwelling units

Building Inspections

Use Group: Residential Apartment Building
Non-Sprinkled
Third Floor
MUBEC/IBC-2009

Type: 5B

Fire Department

Classification: Apartment Building
ENTIRE
NFPA 101 CH 31

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00267	Date Applied For: 02/28/2018	CBL: 003 F019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same	Proposed Project Description: Extend 3rd floor dormer 14'- 8.5"			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/25/2018</p> <p>Note: R-6 & Munjoy Interim overlay zone (IPOD) Ok to Issue: <input checked="" type="checkbox"/></p> <p>lot - 3200 sf front - 5' or average- rear - 20% of the max depth - no less than 10' side - building is < 35' - 5' side yard - can reduce to 0' if have 10' on other - need permanent easement from abutter for less than 5' Max height 45' - dormer is 29.5' scaled - OK - using section 14-436(b) - dormer is adding 3.34' x 14.7' = 49 sf of floor area - 1st floor footprint is 1,104 sf (23' x 40') 49/1104 = 4.4% increase - allowed 80% -OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being issued using section 14-436(b) which allows additional space to be added to the upper most floor by the use of a dormer. The floor area added by the dormer cannot exceed 80% of the area of the first floor footprint. The dormer is adding 4.4% of floor area. 3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 07/19/2018</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. 3) Construction shall be in compliance with the requirements of the IBC 2009 and MUBEC. 4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction. 5) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 6) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings. 7) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC). 8) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 9) Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables 10) Beams shall be supported by posts and solid blocking to carry the load path to another beam, foundation or footing. 				

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