### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





#### This is to certify that

Located at

ELDREDGE GUY & CHRISTIAN FOSTER

23 VESPER ST

**CBL:** 003 F019001

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

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.

/s/ Jason Grant

/s/ Brian Stephens

**Fire Official** 

**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 InspectionsUse Group:Type: 5BResidential Apartment BuildingNon-SprinkledThird FloorMUBEC/IBC-2009

*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.

Citv	of Portland, Maine - Building or Use Permit	Permit No:	Date Applied For:	CBL:					
•	Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	2018-00267	02/28/2018	003	F019001				
		d Project Description:	<u></u>						
Sam		Extend 3rd floor dormer 14'- 8.5"							
De	et: Zoning Status: Approved w/Conditions Reviewer:	Ann Machado	Approval D	ate:	04/25/2018				
No	te: R-6 & Munjoy Interim overlay zone (IPOD)			Ok to	Issue: 🗹				
	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 perma	nnent easement from	1					
	abutter for less than 5'	_							
	Max height 45' - dormer is 29.5' scaled - OK	annana 1at flaan	fraterint is 1 104 of						
	- using section 14-436(b) - dormer is adding 3.34' x 14.7' = 49 sf of flo (23' x 40') 49/1104 = 4.4% increase - allowed 80% -OK	oor area - 1st floor	100tprint is 1,104 st						
Conditions:									
	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 additiona	al space to be adde	d to the upper most f	loor 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 florr area.								
3)	This permit is being approved on the basis of plans and documents submit	ted. Any deviation	s shall require a sepa	arate ap	proval				
1	before starting that work.								
De	ot: Building Inspecti Status: Approved w/Conditions Reviewer:	Brian Stephens	Approval D	ate	07/19/2018				
No		211un 200phone			Issue:				
Conditions:									
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								
	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.								
	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.								
	Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12								
	Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.								
	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).								
	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.								
	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 pat	h to another beam,	foundation or footin	lg.					

- 11 Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 12 All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.
- 13 Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.
- 14 Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101

Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 07/19/2	2018
Note:			Ok to Issue:	✓

#### **Conditions:**

- 1) The existing access to two separate means of egress in the 3rd floor shall be accessible at all times.
- All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection.
  Every sleeping and living area in a residential occupancy shall have at least 1 primary means of escape and 1 secondary means of escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys of
- escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys or special effort. In buildings built before 1976, egress windows shall provide a net clear opening 3.3 sq. ft. The width shall not be less than 20 inches and height shall not be less than 24 inches. In addition, if all window parts were removed the entire opening must be 5.0 sq. ft. in size. The bottom of the window opening shall not be more than 44 inches above the floor unless a permanent step is installed. The opening shall also meet the other requirement of NFPA 101 section 24.2.2.3.3.
- 4) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations

1.Inside all sleeping rooms.

2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas

- 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 5) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. 1.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas

2.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.