

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DETROY PETER J III & MARY ROY JTS/TBD

Located at

122 NORTH ST

PERMIT ID: 2014-00898

ISSUE DATE: 06/18/2014

CBL: 012 H016001

has permission to **Build new 24' x 28' garage - remove existing rear deck & add one story sunroom (10' x 15'4") with deck & stairs.**

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 cloed-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 procured prior to occupancy.
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N/A

/s/ Laurie Leader

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

single family

Building Inspections

Use Group: B-3

Type: 5

Single family home

ENTIRE

MUBEC/IRC 2009

Fire Department

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

**Check the Status or Schedule an Inspection On-Line 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 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-00898	Date Applied For: 04/30/2014	CBL: 012 H016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Build new 24' x 28' garage - remove existing rear deck & add one story sunroom (10' x 15'4") with deck & stairs.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/18/2014 Note: R-6 Zone Ok to Issue: <input checked="" type="checkbox"/> lot size - 11671 sf front 10' min.- OK Rear 20' min.- sunporch - 46' 8" given - OK - garage - 21.8' scaled - OK Side 10' min - sunporch - 12.5' on right - 52.5 on left - OK - garage - 26.8' on left & 37.9' on ight -OK lot coverage = 5835.5 sf- existing - 1247 sf - proposed garage - 672 sf - sunporch & deck - 230.7 sf - total = 2149.7 sf - OK Max height for garage 18' - Plan A-3.3 gives the height as 17'11" - just meets it. - OK Conditions: 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 w/Conditions Reviewer: Laurie Leader Approval Date: 06/16/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required. 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 3) 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. 4) If there are 4 or more risers, a handrail is required on one side of stairs with ends returned if the guardrail does not meet graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceed a pitch of 12:1. 5) When over 30" above a floor or grade, guardrail openings shall be less than 4", stairrail openings shall be less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail. 6) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 7) 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.				