

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

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

<b>Permit No:</b> 2013-00734	<b>Date Applied For:</b> 04/16/2013	<b>CBL:</b> 013 J002001
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<b>Location of Construction:</b> 142 SHERIDAN ST	<b>Owner Name:</b> BLISS SADIE C & LAUGHLIN O	<b>Owner Address:</b> 142 SHERIDAN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Ginger Hill Design and Build /Robe	<b>Contractor Address:</b> 18 Early Way Arundel	<b>Phone</b> (207) 229-0280
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family	<b>Proposed Project Description:</b> 400 sq ft above garage renovation to master bedroom and bath. No change to sq ft.
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/06/2013**Note:** **Ok to Issue:** 

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

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 05/16/2013**Note:** **Ok to Issue:** 

- 1) Submit specification for the engineered structural ridge.

Roof Rafter framing and Connection shall comply with Section R802.3 &amp; R802.3.1 of MUBEC.

R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

- 2) R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
- 3) 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.

Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

- 4) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 5) R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

A code compliant emergency escape shall be provided in the proposed bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2

- 6) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

**Dept:** Fire                      **Status:** Approved w/Conditions                      **Reviewer:** Chris Pirone                      **Approval Date:** 05/22/2013

**Note:** From lead designer renovation is less than 50% of the dwelling.                      **Ok to Issue:**

- 1) Single-station Carbon Monoxide (CO) alarms are required in the renovated portion of the building. They shall be powered by the building's electrical service with battery backup and shall be interconnected in the renovated portion of the building. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected in the renovated portion of the building. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.
- 3) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.
- 4) A sprinkler system shall be installed in accordance in the renovated portion of the building with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.