

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LATTANZI MARY KATHRYN TRUSTEE

**Located at**

65 MERRILL ST

**PERMIT ID:** 2016-01713

**ISSUE DATE:** 09/21/2016

**CBL:** 014 L021001

has permission to **Total renovation of this existing two- (2-) family home (1,422 SF).**

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 closed-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/ Greg Gilbert

**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***

Two dwelling units

***Building Inspections***

**Use Group:**

Two family house

ENTIRE

MUBEC / IRC 2009

***Fire Department***

**Type:**

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

#### **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Foundation/Rebar  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01713	<b>Date Applied For:</b> 06/28/2016	<b>CBL:</b> 014 L021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Two- (2-) Family Home		<b>Proposed Project Description:</b> Total renovation of this existing two- (2-) family home (1,422 SF).		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 07/22/2016
<b>Note:</b> R-6 zone		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>Lot size 3,272 sf, meets 2,000 sf min          Front yard 5' min, house 1' scaled - existing nonconf.          Rear yard 10' min, house 20' scaled - OK          Left side 5' min, house 0.5' scaled - existing nonconf.          Side street 0' min, proposed reconfigured deck/porch/living space 0' to stairs - OK          Lot coverage 60% = 1,963 sf max allowed, total existing &amp; proposed 1,546 sf - OK          Max height of new structure 35', proposed 30' from lowest grade to peak - OK          New deck will be in footprint of existing stairs and pavement - no change in landscaped open space.</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) The property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed work, it may be required to be located by a surveyor.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 09/16/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.</li> <li>2) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both 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.</li> <li>3) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).</li> <li>4) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.</li> <li>5) A code compliant emergency escape shall be provided in each newly created bedroom(s). 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 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.</li> </ol>				

- 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).  
R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
- 7) 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.