

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLAZANO-LARUSSO JOANNE & DIANNE
CAVANAUGH/John Richards

Located at

52 MONUMENT ST

PERMIT ID: 2013-02504

ISSUE DATE: 12/12/2013

CBL: 016 H003001

has permission to **Change of use from single family to a 3 family - interior renovation - add two dormers on main part of house, add full thrid floor over ell & replace roof, add new side entry and 2nd & 3rd floor decks, replace front landing & steps**

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 clsoed-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.

/s/ Chris Pirone

/s/ Jeanie Bourke

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 to 3 family under permit
#2013-02504

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartments (3 Units)
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Apartment Building
ENTIRE
NFPA

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:

Footings/Setbacks
Foundation/Rebar
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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: 2013-02504	Date Applied For: 11/08/2013	CBL: 016 H003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of use to 3 dwelling units		Proposed Project Description: Change of use from single family to a 3 family - interior renovation add two dormers on main part of house, add full thrid floor over ell & replace roof, add new side entry and 2nd & 3rd floor decks, replace front landing & steps		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/09/2013	
Note: Existing house is legally nonconforming to the side setback Using section 14-336(b) to add floor area. The existing first floor is 992 sf. The two dormers are adding 45 sf of floor areaa. Going up over the ell with the new roof is adding 241.5 sf, total square footage added is 286.5 sf. $286.5/992 = 29\%$ increase in floor area - OK Using section 14-433 the side and rear yard setbacks can be reduced to 5' for the 2nd & third floor decks that are being added.. The side yard is 7' scaled and the rear yard scales at just over 19'. The side yard setback for the new deck can be reduced to 5' under section 14-433. The proposed setbackis 7.25'. The rear yard setback is 20' but it could be lless under section 14-433. It sclaes at right around 20'.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) As discussed during the review process, 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 addition, it may be required to be located by a surveyor.				
2) With the issuance of this permit and the certificate of occupancy, this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) 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: Jeanie Bourke	Approval Date: 12/11/2013	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) <input type="checkbox"/> 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.				
2) <input type="checkbox"/> The sprinkler system shall comply with IBC Sec. 903.3.1.2.1 for protection of balconies in Type 5 construction for NFPA 13R installations.				
3) <input type="checkbox"/> 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) Stair profile of tread and rise shall comply with IBC Sec. 1009.4.5 with attention to the vertical or sloped riser being at the leading edge of the nosing to minimize the tripping hazard.				
5) 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.				
6) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 12/04/2013	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.				

PERMIT ID: 2013-02504

Located at: 52 MONUMENT ST

CBL: 016 H003001

10 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

11 A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.

12 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)