

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

48 WILMOT STREET LLC (Crandall Toothaker)

**Located at**

48 WILMOT ST

**PERMIT ID:** 2016-01491

**ISSUE DATE:** 07/21/2016

**CBL:** 026 0008001

has permission to **Replace three entry porches, overall expansion 55 Sq. Ft. and add 2nd & 3rd story covered decks over each**

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.
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*/s/ Michael White*

*/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***

15 dwelling units

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Residential Apartments - 15 Units  
NFPA 13R sprinkler system  
Multi-level decks  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE

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 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

Framing Only

Final - Commercial

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> 2016-01491	<b>Date Applied For:</b> 06/06/2016	<b>CBL:</b> 026 0008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 15 dwelling units	<b>Proposed Project Description:</b> Replace three entry porches, overall expansion 55 Sq. Ft. and add 2nd & 3rd story covered decks over each			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 07/20/2016</p> <p><b>Note:</b> R-6 zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Rear entry porch - right side is 2.75' &amp; left side at narrower point is 6.43' - total is 9.18' - .82' extends into the side setback - using 14-425, 11.16 sf extends into the side yard - OK -existing footprint was 7.5' x 5' - the second &amp; third floor decks are 7.5' x 5' - Ok because built over existing footprint - rear - 10' min - 14' OK</p> <p>Middle entry porch - right side is 2.75' &amp; left side at narrowest point is 5.75', total is 8.5' - porch extends 1.5' into setback for a total of 23.25 sf - OK with 14-425 -existing footprint was 12.32' x 5' - 2nd &amp; 3rd floor decks are OK because built over existing footprint</p> <p>front entry porch - meets 5' side setback and 5' front setback - OK</p> <p>Lot coverage - removing the right side decks is making it less nonconforming even with the increase of the left side</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This property shall remain a fifteen family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jeanie Bourke      <b>Approval Date:</b> 07/21/2016</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) 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.</li> <li>2) The NFPA sprinkler system is required on exterior covered decks</li> </ol>				
<p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Michael White      <b>Approval Date:</b> 07/20/2016</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Sprinkler system installation shall comply with NFPA 13R.</li> <li>2) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartment Buildings.</li> <li>3) 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. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.</li> <li>4) A Knox Box is required.</li> <li>5) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.</li> <li>6) All construction shall comply with City Code, Chapter 10.</li> </ol>				

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- 7) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 8) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.