

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HILL STREET APARTMENTS LLC

Located at

16 TATE ST

PERMIT ID: 2014-02338

ISSUE DATE: 11/12/2014

CBL: 044 E011001

has permission to **reinforce the existing structure, add two 3rd floor dormers - 41.25' on right & 34.5' on left , remove an existing side porch & add a new front entry porch - 14' x 3.5'.**

This permit is for the shell only

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.

N/A

/s/ Tammy Munson

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 family

Building Inspections

Use Group: R-3

Type:

Fire Department

ENTIRE

PERMIT ID: 2014-02338

Located at: 16 TATE ST

CBL: 044 E011001

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

Close-in Plumbing/Framing

Electrical - Residential

Final - Plumbing

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No: 2014-02338	Date Applied For: 10/07/2014	CBL: 044 E011001
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Proposed Use: Duplex	Proposed Project Description: reinforce the existing structure, add two 3rd floor dormers - 41.25' on right & 34.5' on left , remove an existing side porch & add a new front entry porch - 14' x 3.5'. This permit is for the shell only
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 10/22/2014

Note: R-6 **Ok to Issue:**

lot size - 2112 sf
front - 10' min or average - average is 0'
rear - 20' min- on line
side - 10' min.- left side - on line
lot coverage = 1056 sf - existing 1148 sf -
*new front entry porch is using section 14-425 - extends 3.5 ' off building - 49 sf -OK - lotcoverage remaining same because removing 55' sf side entry & replacing it with a 50 sf front entry.
**using section 14-436(b) for dormers. 1st floor footprint is 1045 sf - adding 298 sf with the two dormers -
298/1045 = 28.5% increase in floor area. Allowed an 80% increase - OK

Conditions:

- 1) This permit is to reinforce the existing structure and add the two dormers. It covers the work on the shell only. A separate permit must be applied for in the future to finish the interior.
- 2) This property shall remain a two 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:** Tammy Munson **Approval Date:** 11/10/2014

Note: **Ok to Issue:**

Conditions:

- 1) 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.
- 2) 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.
- 3) Egress size windows are required (1) in each bedroom per IRC Sec. R310
- 4) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 7) 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.
- 8) 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.