

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SAUL LUETTE M

Located at

113 WINTER ST

PERMIT ID: 2015-01834

ISSUE DATE: 11/05/2015

CBL: 045 C025001

has permission to **Renovations - Replace existing footings in back half of building with slab and frost wall foundation. Rebuild sills and framing, rebuild second floor, raise ridge, add a dormer, and add roofed entry.**

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/ Jonathan Rioux

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

Building Inspections

Fire Department

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
Foundation/Backfill
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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01834	Date Applied For: 07/29/2015	CBL: 045 C025001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single-family	Proposed Project Description: Renovations - Replace existing footings in back half of building with slab and frost wall foundation. Rebuild sills and framing, rebuild second floor, raise ridge, add a dormer, and add roofed entry.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 10/26/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Simulated divided lights for new windows visible from the street are to be 6/6 or 6/1.				
2) For all windows visible from the street, glazing is to appear clear, untinted and non-reflective. Low e glass is acceptable provided the visible transmittance ratio for glass is .7 or greater.				
3) HP staff understands that exterior window trim details are to emulate details on the original house.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 09/28/2015				
Note: R-6 zone				Ok to Issue: <input checked="" type="checkbox"/>
Lot size 5,500 sf - meets minimum of 2,000 sf				
Front yard - 5' min, 30.5' scaled off plan - OK				
Rear yard - 10' min, 1' scaled off plan - existing nonconf.				
Side yard - 5' min - Left - 6.5' scaled off plan - OK				
Right - 20.5' scaled off plan - OK				
Max lot coverage - 60% = 3,300 sf allowed, total existing and proposed = 1,573 sf - OK				
Max height - 45', proposed height of addition 18'4" - OK				
The renovation of the second floor will result in a slight reduction in floor area (from				
Conditions:				
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 is legally permitted as a single family dwelling. Before final inspection, the existing kitchen equipment in the left-hand side building must be removed. Thereafter, this property shall remain a single family dwelling unless a change of use permit application is approved.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 11/05/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.				
2) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				

3) Bathrooms

1. Mechanical or natural ventilation is required in the bathroom.

2. See attached documentation for bathroom fixtures clearance and headroom requirements. Glazing in enclosures is required for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.

Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

The clear space in front of any water closet or bidet shall be not less than twenty-four (24) inches (610 mm)

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

5) 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.

6) 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.

7) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the renovated "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).

8) 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.