

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DAVIS PROPERTY MANAGEMENT/Jason Davis

Located at

15 AVON ST

PERMIT ID: 2013-01676

ISSUE DATE: 09/26/2013

CBL: 046 D008001

has permission to **Demolish and remodel/rebuild rear entrance into a 1/2 bath in same footprint approx 5' x 7'. Add a 6' x 7' covered deck and remodel kitchen and 2nd floor bathroom**

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 dwelling

Building Inspections

Use Group:

Single Family Residence

ENTIRE

MUBEC/IRC 2009

Type:

Fire Department

PERMIT ID: 2013-01676

Located at: 15 AVON ST

CBL: 046 D008001

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

Close-in Plumbing/Framing

Electrical Close-in

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: 2013-01676	Date Applied For: 08/01/2013	CBL: 046 D008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same Single Family	Proposed Project Description: Demolish and remodel/rebuild rear entrance into a 1/2 bath in same footprint approx 5' x 7'. Add a 6' x 7' covered deck and remodel kitchen and 2nd floor bathroom			
Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 08/15/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Your application requested a permit only for the replacement of the rear entry way steps, Any other interior work requires a separate permit application for reviews and approvals.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/25/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the addition. The same is required for the existing building, 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) If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions				
4) 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.				
5) Permit 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.				
6) Approved connections are required at rafter framing to wall when no collar ties are installed.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 08/25/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Street addresses shall be marked on the structure.				
2) A sprinkler system is recommended but not required based on the following: Plans indicate the addition will not exceed _50_% of the total completed structure.				
3) All construction shall comply with City Code Chapter 10.				