

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00700	Date Applied For: 04/10/2013	CBL: 048 E011001
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Location of Construction: 106 SHERMAN ST	Owner Name: BETH CHRISTOPHER A & LORI	Owner Address: 106 SHERMAN ST	Phone: (207) 450-6955
Business Name:	Contractor Name: Barba - Wheelock Architects/Cynthi	Contractor Address: 500 Congress Street Portland	Phone: (207) 233-4903
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Duplex	Proposed Project Description: Finish attic as part of owner's unit including adding a 9'4" dormer on left side and build roof deck (9'4" x 17'6" & 2'8" x 10'6") with an enclosed spiral staircase (6.25' x 7') to access it.
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/24/2013

Note: Using section 14-436 (a) - structure not meet rear or side setback & not meet land area per dwelling unit. **Ok to Issue:**
 First floor footprint is 1125 sf. 50% is 562.5 sf. Dormer is adding 37.3 sf of floor area (4' x 9'4"). 37.3/1125 = 3% increase in floor area.

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 2) The height from grade to the top of the roof deck may not exceed 45'.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 05/14/2013

Note: **Ok to Issue:**

- 1) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 2) R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal.
- 3) R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.
- 4) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263.

- 5) 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.

Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

A field inspection will verify your current smoke detector arrangement and the City's minimal code requirements.

- 6) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Design Professional agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 7) R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches with each tread having a 71/2-inch minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 91/2 inches. A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

