City of Portland, Maine - Building or Use Permit				Permit No:	Date Applied For:	CBL:			
	Congress Street, 04101 Tel: (2	0	2013-00700	04/10/2013	048 E011001				
Loc	ation of Construction:	Owner Name:		Owner Address:		Phone:			
106 SHERMAN ST		BETH CHRISTOPHER A &	& LORI	RI 106 SHERMAN ST		(207) 450-6955			
Bus	iness Name:	Contractor Name:		Contractor Address:		Phone			
		Barba - Wheelock Architect	ts/Cynthi	500 Congress Stree	et Portland	(207) 233-4903			
Less	see/Buyer's Name	Phone:		Permit Type:					
			Additions - Dwellings						
Proj	posed Use:	•	Propose	Proposed Project Description:					
Du	plex		Finish	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 enc	an enclosed spiral staircase (6.25' x 7') to access it.					
D	ept: Zoning Status: A	pproved w/Conditions	<b>Reviewer</b> :	Ann Machado	Approval Da	ate: 04/24/2013			
N	ote: Using section 14-436 (a) - str	rucutre not meet rear or side s	etback & r	not meet land area p	er dwelling unit.	Ok to Issue: 🔽			
		f. 50% is 562.5 sf. Dormer is							
1)	<ol> <li>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.</li> </ol>								
2)	The height from grade to the top of	of the roof deck may not exce	ed 45'.						
3)	3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that								
4)	<ul><li>4) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and</li></ul>								
	approval.								
D	ept: Building Status: A	pproved w/Conditions	Reviewer:	Jon Rioux	Approval Da	<b>ate:</b> 05/14/2013			
Ν	ote:					Ok to Issue: 🗹			
1)	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)	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)	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 ASTME 119 or UL 263.								
5)	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 detect protecting the bedrooms, and on e		ed battery	backup smoke alarn	ns shall be installed i	n each bedroom,			
	A field inspection will verify your	r current smoke detector arrar	ngement ar	nd the City's minima	al 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. Spira 26 inches with each tread having identical, and the rise shall be no	a 71/2-inch minimum tread de	epth at 12	inches from the narr	ower edge. All tread	s shall be			

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	Barba - Wheelock Architects/Cynthi	500 Congress Street Portland	(207) 233-4903
Lessee/Buyer's Name	Phone:	Permit Type:	
		Additions - Dwellings	

8) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

9) A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2

Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 05/03/	2013
Note:			Ok to Issue:	

1) Only where the permitted work is taking place:

Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:

(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms

(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces

2) Only where the permitted work is taking place:

Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:

(1) All sleeping rooms

(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms

(3) On each level of the dwelling unit, including basements.