

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PRAY ALISON J & MATTHEW V JAMES JTS

Located at

272 SPRING ST

PERMIT ID: 2014-02452

ISSUE DATE: 11/26/2014

CBL: 056 I011001

has permission to **Extend existing dormer on left side of house - 5' & add 3/4 bath & new closet** 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

Fire Official

/s/ Laurie Leader

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

Use Group: R3

Type: 5B

Single family home

ENTIRE

MUBEC/IRC 2009

Fire Department

PERMIT ID: 2014-02452

Located at: 272 SPRING ST

CBL: 056 I011001

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:

Close-in Plumbing/Framing

Electrical Close-in

Final Inspection

Final - Electric

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: 2014-02452	Date Applied For: 10/21/2014	CBL: 056 I011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home		Proposed Project Description: Extend existing dormer on left side of house - 5' & add 3/4 bath & new closet		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 11/13/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Historic Preservation staff shall be called for a site review once demolition and layout are completed. The owner or contractor is encouraged to call HP staff at 756-8023 at any point during construction when questions arise or if changes to approved plans are necessary.				
2) New wood exterior trim is to match historic trim as closely as possible.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 10/29/2014
Note: R-6 Zone lot size - 4519 sf * not meeting left side setback - use section 14-436(b) - 1st floor footprint - 1111 sf - permit #03-0970 - added 286 sf - raised roof on rear section - dormer adding 20 sf - total - 286 sf + 20 sf = 306 sf total - 306/1111 = 27.5% increase - 80% allowed		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 11/26/2014
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. 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) 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.				
4) 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.				
5) 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.				
6) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. DEFERRED SUBMITTALS ARE REQUIRED FOR FRAMING DETAILS, INSULATION, AND BATHROOM CLEARANCES IN FRONT OF FIXTURES.				