

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ELIZABETH & CHRISTIAN THOMAS/Trade Mark
Inc./Ben Trout

Located at

199 WESTERN PROMENADE

PERMIT ID: 2013-00721

ISSUE DATE: 05/17/2013

CBL: 069 B002001

has permission to **Renovate 3 bathrooms & the kitchen, remove doghouse to basement on right side & add door to basement on left side, add entry porch on the right side rear - 12' x 7' & construct 21 " retaining wall & new terrace**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 closed-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.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00721

Located at: 199 WESTERN PROMENADE

CBL: 069 B002001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
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: 2013-00721	Date Applied For: 04/12/2013	CBL: 069 B002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home		Proposed Project Description: Renovate 3 bathrooms & the kitchen, remove doghouse to basement on right side & add door to basement on left side, add entry porch on the right side rear - 12' x 7' & construct 21 " retaining wall & new terrace		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deb Andrews	Approval Date: 04/30/2013	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
1) Any wall-mounted lighting to be reviewed and approved by staff.				
2) HP staff to review test patch of masonry prior to proceeding with any masonry work.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/30/2013	
Note: Proposed porch is not meeting the 25' rear setback. Using section 14-433. The proposed entry scales at 13'4".		Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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: Jon Rioux	Approval Date: 05/17/2013	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
1) Permit approved based upon information provided by the design professional Bruce B. Butler. Any deviation from the final approved plans requires separate review and approval prior to work.				
2) Mechanical or natural ventilation is required in the bathroom.				
See attached documentation for bathroom fixtures clearance and headroom requirements. Glazing in enclosures 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.				
3) Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.				
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.				
Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.				
5) 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.				
Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.				
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.				
6) 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.				