



Permitting and Inspections Department  
Michael A. Russell, MS, Director

## One- and Two-Family Addition/Alteration Checklist

(Including shed, deck, accessory structure, pool, change of use and amendment)

All applications shall include the following (please check and submit all required items):

- One- and Two-Family Additions/Alterations Checklist (this form)
- General Building Permit Application completed
- A plot plan showing the shape and dimensions of the lot, shapes and dimensions of all existing and proposed structures including distance from property lines, location and dimension of all parking areas and driveways (required for any additions to the footprint or volume of the structure, any new or rebuilt structures or accessory detached structures)
- Proof of Ownership (e.g. deed, purchase and sale agreement) if the property was purchased within the past six months

Applications for pools shall also include the following:

- A complete set of plans with structural details, dimensions and a cross section showing the slope and depth ratios (for in-ground pools)
- Design specifications from the manufacturer (for above ground pools)
- Details of required barrier protection including the design of fencing, gates, latches, ladders or audible alarms (if applicable), and showing the location and construction detail for all features. This information can often be obtained from the manufacturer.

Applications for sheds for storage only and 200 square feet or less shall also include the following:

The length, width and height of the structure as described in:

- A copy of the brochure from the manufacturer; or
- A picture or sketch/plan of the proposed shed/structure

Applications for additions, alterations and detached accessory structures shall also include the following information per the IRC 2009 (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

- Floor plans with dimensions - existing and proposed
- Elevations with dimensions – existing and proposed
- Foundation plan with footing/pier (sonotube) size and location
- Cross sections with framing material (foundation anchor size/spacing, rebar, drainage, damp proofing, floors, walls, beams, ceilings, rafters etc.)
- Detail new wall/floor/ceiling partitions including listed fire rated assemblies and continuity
- Window and door schedules including dimensions, and fire rating
- Stair details, including dimensions of rise/run, head room, guards/handrails, and baluster spacing
- Insulation (R-factors) of walls, ceilings and floors and the heat loss (U-factors) of windows
- Indicate location of egress windows and smoke/carbon monoxide detection
- Deck construction including pier layout, framing, fastenings, guards, handrails, and stair dimensions

Separate permits are required for internal & external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems and appliances.



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## General Building Permit Application

Project Address: 25 Pleasant Cove Lane, Portland, ME 04109

Tax Assessor's CBL: K15NE 083E A043 Cost of Work: \$55,000  
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): single-family

Current use: single-family

Past use, if currently vacant: \_\_\_\_\_

Commercial

Multi-Family Residential

One/Two Family Residential

### Type of work (check all that apply):

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> New Structure          | <input type="checkbox"/> Fence                    | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition               | <input type="checkbox"/> Pool - Above Ground      | <input type="checkbox"/> Change of Use                          |
| <input type="checkbox"/> Alteration             | <input type="checkbox"/> Pool - In Ground         | <input type="checkbox"/> Change of Use - Home Occupation        |
| <input checked="" type="checkbox"/> Amendment   | <input type="checkbox"/> Retaining Wall           | <input type="checkbox"/> Radio/Telecommunications Equipment     |
| <input type="checkbox"/> Shed                   | <input type="checkbox"/> Replacement Windows      | <input type="checkbox"/> Radio/Telecommunications Tower         |
| <input type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Commercial Hood System   | <input type="checkbox"/> Tent/Stage                             |
| <input type="checkbox"/> Demolition - Interior  | <input type="checkbox"/> Tank Installation/       | <input type="checkbox"/> Wind Tower                             |
| <input type="checkbox"/> Garage - Attached      | <input type="checkbox"/> Replacement Tank Removal | <input type="checkbox"/> Solar Energy Installation              |
| <input type="checkbox"/> Garage - Detached      |   | <input type="checkbox"/> Site Alteration                        |

### Project description/scope of work (attach additional pages if needed):

This project was approved last August under permit #2016-01485. The house is currently under construction. The owners wish to make the attic into a sleeping / play space for their children.

Applicant Name: John Morris / John Morris Architects Phone: (207) 236 - 8321

Address: 49 Mechanic Street, Camden, ME 04843 Email: jmorris@johnmorrisarchitects.com

Lessee/Owner Name (if different): Doug Sosnik Phone: (212) 407 - 8560

Address: 4819 Indian Lane, NW, Washington, DC 20016 Email: dsosnik@nba.com

Contractor Name (if different): Monaghan Woodworks, Inc. Phone: (207) 775 - 2683

Address: 100 Commercial St. #105, Portland, ME 04101 Email: jay@mwoodworks.com

*I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature:  Date: 12 July 2017

*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

**Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.**



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**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature:  Date: 7/12/17

I have provided electronic copies and sent them on: Date: 7/12/17

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**