

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ECKEL PETER & JENNIFER ECKEL JTS

Located at

40 SEASHORE AVE; Peaks Island

PERMIT ID: 2013-01067

ISSUE DATE: 08/20/2013

CBL: 084 D005001

has permission to **Temp support house at main level & above. Demo exist ledge at lower level. New foundation & exterior walls. Renovate main and upper levels. Demo existing decks - replace deck, south end, build new deck, north end & new landing & stairs west end**

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.

/s/ Chris Pirone

/s/ Jon Rioux

Fire Official

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

Building Inspections

Fire Department

Single family

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:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Fire Inspection
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: 2013-01067	Date Applied For: 05/28/2013	CBL: 084 D005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Temp support house at main level & above. Demo exist ledge at lower level. New foundation & exterior walls. Renovate main and upper levels. Demo existing decks - replace deck, south end, build new deck, north end & new landing & stairs west end			
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/27/2013	
Note: 6/27/13 The existing front porch and side deck are nonconforming. The owner supplied evidence that the current front deck was built in 1984 using a rehab fund from the Housing Division. The existing nonconforming side deck is being removed to be replaced by an 86 sf set of landings and stairs. The footprint of the proposed landings and stairs is basically the same as the footprint of the original landing and stairs (pre-1957) on the side and the nonconforming part of the footprint of the set of landing and stairs that came of the front of the house into the side yard setback.				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) This permit is being approved on the basis of plans submitted including any revised plans. Any deviations shall require a separate approval before starting that work.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 08/19/2013	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				
2) 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.				
3) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.				
R404.1.2.2 Reinforcement for foundation walls. Where unbalanced backfill retained by the stemwall is less than or equal to 18 inches, the stem wall and above-grade wall it supports shall be provided with vertical reinforcement in accordance with Section R611.6 and Table R611.6(1), R611.6(2) or R611.6(3) for above-grade walls.				
4) Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.				
5) See the condition(s) below for any change (additions or enlargement) to the existing bedrooms.				
A code compliant emergency escape shall be provided the renovated bedroom(s). 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				
R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.				

- 6) 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.

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

R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

- 7) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
- 8) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 9) 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.
- 10) 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.
- 11) Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

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.

- 12) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.

For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 06/29/2013

Note: emailed applicant to discuss sprinkler ordinance. **Ok to Issue:**
The plans indicate more than 50%.

Conditions:

- 1) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 2) 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
- 3) 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.
- 4) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.