

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MORGAN PHILIP H

Located at
8 RYEFIELD ST (Peaks Island)

PERMIT ID: 2015-00173 ISSUE DATE: 04/21/2015 CBL: 084 E005001

has permission to **Enclose existing side porch - per zoning the majority of walls must be open with glazing**

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

/s/ Jeanie Bourke

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

Single family

Building Inspections

Use Group: R

Single Family

Side porch

MUBEC/IRC 2009

Fire Department

Type:

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

Final Inspection

Electrical Close-in

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: 2015-00173	Date Applied For: 02/03/2015	CBL: 084 E005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single-Family Home	Proposed Project Description: Enclose existing side porch - per zoning the majority of walls must be open with glazing			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/26/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note: IR-2, Shoreland Zone & AO Flood zones Shoreland - floor area of 6' x 28' porch existed - 30% of volume = 4355 cu ft -Permit #09-1216 used 50 cu ft -this permit is using 1411.2 cu ft -total is 1461.2 sf used - 2894.s cu ft remains of the 30% -OK section 14-427 - wall area = 8' x 40.5' = 324 sf -window area 48 sf + 63.75 + 48 + 6.75 = 166.5 sf/ 324 sf = 51.4% of wall area - OK				
Conditions: 1) The porch enclosure has to meet section 14-427. The window sizes for the enclosed walls need to match the plan submitted - two 6' x 8' windows, one at each end, five 4.25' x 3' windows and one 2.25' x 3' window on the long side.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/21/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions: 1) Safety glazing or alternative safety measures are required at all hazardous locations per IRC 2009 Sec. R308. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 4) This permit is approved based upon information provided by the applicant, including additional notes on the stamped plans. Any deviation from the final approved plans requires separate review and approval prior to work.				