

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
CINDY'S PLACE LLC

**Located at**  
2 OAK AVE (Peaks Island)

**PERMIT ID:** 2015-02147    **ISSUE DATE:** 11/09/2015    **CBL:** 084 R021001

has permission to **remove the existing, dormered, 2nd floor (15' x 22'), and build a new second floor (22' x 22' - expanding over the one story section on the north side of the building ) with a second floor deck 7'8" x 22' over the 1 story section facing the water.**

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/ Jonathan 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*

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

Final Inspection

Setbacks and Footings Prior to Pouring

Framing Only

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02147	<b>Date Applied For:</b> 09/03/2015	<b>CBL:</b> 084 R021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Seasonal Cottage		<b>Proposed Project Description:</b> remove the existing, dormered, 2nd floor (15' x 22'), and build a new second floor (22' x 22' - expanding over the one story section on the north side of the building ) with a second floor deck 7'8" x 22' over the 1 story section facing the water.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/09/2015	
<b>Note:</b> I-B Zone & Shoreland Zone - -section 14-449 - Shoreland - no setback required for I-B zone. * met with Bobby Mc Tigue 4/7/15. The building was added on to (approx 7' x 23') in the rear of the cottage after 1951 without a permit. -using IR-2 requirements (closest Res. Zone) - front (facing Oak Ave) - 25' min. - NA for 7' x 23' addition - rear (opposite Oak Ave) - 25' - 45' scaled for addition- OK - side yard - 20' - existing for right side towards water - left side - 99' approx. - OK lot coverage = 2552.4 sf - 1092 sf total- OK -Using section 14-436(b) to go up over the existing one story section & build out the existing dormers to the full 22' length.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
Section 14-				
Met with Bobby McTigue 4/7/15 to discuss the project.				
<b>Conditions:</b>				
1) This permit is being approved with the condition that the minimum landing and steps to grade required by the 2007 IRC code can be built on the side of the building facing the water.				
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				

**Dept:** Building Inspecti **Status:** Approved w/Conditions

**Reviewer:** Jonathan Rioux

**Approval Date:** 09/14/2015

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 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.

Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

- 4) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" of the renovated space's insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 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.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

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) A code compliant emergency escape shall be provided in each 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.

- 7) 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.
- 8) Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.