

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GLENN GARY E & JOAN D GLENN JTS

Located at

17 SANDPIPER RD

PERMIT ID: 2016-00351

ISSUE DATE: 04/20/2016

CBL: 085 M006001

has permission to **Interior remodel, expand side deck (irregular, approx 67.5 sf with 10 sf attached steps), and construct a single-story addition (irregular, approx 100 sf) with attached deck and stairs (Irregular, approx 116 sf with 18 sf attached steps).**

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/ Laurie Leader

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:
Single family house
ENTIRE
MUBEC/IRC2009

Type:

Fire Department

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing
Electrical Close-in
Final - Electric
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: 2016-00351	Date Applied For: 02/18/2016	CBL: 085 M006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family		Proposed Project Description: Interior remodel, expand side deck (irregular, approx 67.5 sf with 1 sf attached steps), and construct a single-story addition (irregular, approx 100 sf) with attached deck and stairs (Irregular, approx 116 sf with 18 sf attached steps).		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/23/2016	
Note: I-R1 zone				Ok to Issue: <input checked="" type="checkbox"/>
<p>Lot size 23,887 sf, below 40,000 sf min - existing nonconf.</p> <p>Front yard 30' min, house 30'+ scaled - OK</p> <p>Rear yard 30' min, house 30'+ scaled - OK</p> <p>Side yard 20' min - Left - 21' scaled - OK</p> <p style="padding-left: 40px;">Right - addition/deck 20' scaled - OK</p> <p>Small portion of steps within 20' - OK per §14-425</p> <p>Lot coverage 20% = 4,777 sf max allowed, total existing * proposed approx. 2,119 sf. - OK</p>				
Conditions:				
<ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) New structures must meet the minimum yard requirements of 30 feet from front and rear property lines and 20 feet from side property lines. Per Section 14-425 of the City's zoning ordinance, attached, unenclosed access steps may project into the required yard, provided that the the steps do not exceed 50 square feet in area and provided that they do not project from the building more than 6 feet.. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 04/20/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details. <p style="margin-left: 40px;">Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.</p> <p style="margin-left: 40px;">Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.</p> 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. <p style="margin-left: 40px;">The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p> 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) 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. 5) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. 				