

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SUSAN K PEASLEE

Located At 107 PLEASANT AVE (PEAKS ISLAND)

Job ID: 2011-10-2372-ALTR

CBL: 087-A-002-001

has permission to Rebuild Existing Solarium & 2nd story addition.

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 closed-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

11/07/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In
 4. 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.



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2372-ALTR

Located At: 107 PLEASANT AVE

CBL: 087- A-002-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The structure is completely within the Shoreland Zone. Existing volume of house is 10,553 cu ft. Proposed volume of addition is 1,590 cu ft which is a 15% increase in the volume. Existing floor area is 1455 sf. The proposed addition adds 196 sf which is a 13.5% increase.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. All smoke detectors and smoke alarms shall be photoelectric.
4. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
5. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition and renovation will represent approximately 32% of the total completed structure.
 - b. Rachel Conly states no renovation of any kind is occurring outside the scope indicated on the permit.

Building

1. 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.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. 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 Operation for emergency escape.
4. 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.

5. A photoelectric Carbon Monoxide (CO) detector 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.
6. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
7. Safety Glazing in all hazard areas shall comply with MUBEC.
8. Note: An Engineered Beam (Specifications Required) will be utilized in place of the (4) 2 X 12 inch girder; the Rafter Spans and Connections (.67 Factor) must comply with Table R802.5.1(4) or a code compliant Structural Ridge must be installed. This permit does not approve an increase in Bedrooms, separate review and approvals are required.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>107 PLEASANT AVE PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>NO CHANGE</u>		Square Footage of Lot <u>21,113 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name Address City, State & Zip	Telephone: <u>617-776-7531</u>
<u>87 A 2</u> <u>88 I 20</u>	<u>KIM PERSLUE</u> <u>JOANNE STERLING</u> <u>15 SIMPSON AVE #2</u> <u>SOMERVILLE, MA</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>65,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>670-</u>
Current legal use (i.e. single family) <u>SF</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>SAME</u>	Is property part of a subdivision? _____ If yes, please name _____	
Project description: <u>REBUILD EXISTING SOLARIUM AND SECOND STORY ADDITION</u>		
Contractor's name: <u>TAMPSON JOHNSON WOODWORKS</u>		
Address: <u>115 ISLAND AVE</u>		
City, State & Zip: <u>PEAKS ISLAND, ME. 04108</u>		Telephone: <u>766-5919</u>
Who should we contact when the permit is ready: <u>LACHEL CONLY</u>		Telephone: <u>766-5625</u>
Mailing address: <u>26 STERLING STREET PEAKS ISLAND, ME. 04108</u>		

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Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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, 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.

RECEIVED
SEP 28 2011

Signature: <u>Paul Dwyer</u>	Date: <u>9-28-11</u>
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Dept. of Building Inspections
City of Portland Maine

This is not a permit; you may not commence ANY work until the permit is issue

Applicant: Kim Penske

Date: 10/19/11

Address: 107 Pleasant Ave, P.I.

C-B-L: 87 A 002 1/88 ± 020
Permit # 2011-10-2372

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built - 1880

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - rebuild existing solarium ; 2nd story addition

Sewage Disposal -

Lot Street Frontage - 121'

Front Yard - 30' min - 89' setback (ok)

Rear Yard - 30' min - 36' setback (ok)

Side Yard - 20' - 20' on left!
18' to street / 23' to building

Projections -

Width of Lot -

Height - 35' max

Lot Area - 20,601 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning / Stream Protection - yes

Flood Plains -

* in Starbed

30% increase in volume of floor area

existing volume - 10,553 cu. ft.

proposed 1590 cu. ft.

15% increase

existing floor area - 14,553.37 sq ft

proposed floor area - 195,811 sq ft

13.45% increase

(ok)

11-23-11 - DWM Heather 766-5919 Lptier OK