### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REMAGE-HEALEY ELIZABETH S & TODD S REMAGE-HEALEY J/Weideman Carpentary LLC

54 CENTRAL AVE, Peaks Island

**PERMIT ID:** 2013-00887

**ISSUE DATE:** 06/07/2013

**CBL:** 087 TT004001

Located at

has permission to remove existing rear entry & add one story, rear addition (11'8" x 14'4.5") for mudroom & 3/4 bath, add new rear entry 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.

/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 Dwelling

# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (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.
- 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 Close-in Plumbing/Framing Electrical - Residential 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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: Date 2013-00887 05

**Date Applied For:** 05/02/2013

CBL:

087 TT004001

Proposed Use:

Single Family Home

**Proposed Project Description:** 

remove existing rear entry & add one story, rear addition (11'8" x 14'4.5") for mudroom & 3/4 bath, add new rear entry steps

**Dept:** Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 05/14/2013

**Note:** IR-2 zone. Site plan shows that the addition is meeting the setbacks and that the lot coverage of 20% is being **Ok to Issue:** ✓ met.

#### **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. Any deviations shall require a separate approval before starting that work.

**Dept:** Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 06/03/2013 **Note: Ok to Issue:** ✓

#### **Conditions:**

- 1) R502.3.3 Floor cantilevers. Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only. Floor cantilevers supporting an exterior balcony are permitted to be constructed in accordance with Table R502.3.3(2).
- 2) 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).

- 3) R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Exceptions:
  - 1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
  - 2. 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
- 4) Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
  - R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
- 5) 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) R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
- 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) 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.

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

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

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 06/05/2013

Note:

Ok to Issue:

The proposed addition is 163 SQFT. The existing house has a first floor of 678 SQFT and second floor of 629 SQFT. The proposed addition is less than 50% of the livable space. Therefore, we are not installing a sprinkler system.

Thank you,

Rachel Conly Architectural Design 207-766-5625

#### **Conditions:**

1) Required only in areas affected by the renovation:

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.

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
- 2) A sprinkler system is recommended but not required based on the following:

  Architect states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
- 3) All construction shall comply with City Code Chapter 10.