

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LEONG PETER Y & CHRISTINE CASSIDY JTS

Located at

35 KNICKERBOCKER LN (Peaks Island)

PERMIT ID: 2015-00154

ISSUE DATE: 03/30/2015

CBL: 092 G022001

has permission to **AMENDMENT NO. 1 to Building Permit #2013-02415 (to build a 2-1/2 story home). This amendment is to reduce the building to a 1-1/2 story, single-family home with the addition of a mudroom on the west side.**

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/ Craig Messinger

/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

Building Inspections

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
Electrical Close-in
Close-in Plumbing/Framing
Final - Electric
Final - Fire
Certificate of Occupancy/Final
Final - DRC

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.

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|--|--|--------------------------------------|--|---|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2015-00154 | Date Applied For: 01/30/2015 | CBL: 092 G022001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: New Single-Family Home | Proposed Project Description: AMENDMENT NO. 1 to Building Permit #2013-02415 (to build a 2-1/2 story home). This amendment is to reduce the building to a 1 1/2 story, single-family home with the addition of a mudroom on the west side. | | | |
| Dept: Zoning | | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 02/19/2015 |
| Note: Lot is served by seasonal water per GIS utilities map & conversation with owner - 11-12-13. Proposed addition on right scaled at 148 feet on right - 20 minimum required OK Lot coverage OK with addition | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| <ol style="list-style-type: none"> 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) .All conditions from previous permit (BP2013-02415) for this project are still in effect with the issuance of this permit. | | | | |
| Dept: Building Inspecti | | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 03/27/2015 |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| <ol style="list-style-type: none"> 1) 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. 2) 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. 3) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items. 4) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 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. 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 6) 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. 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. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting. 7) 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. | | | | |

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| Dept: Fire | Status: Approved w/Conditions | Reviewer: Craig Messinger | Approval Date: 03/24/2015 |
| Note: | | | Ok to Issue: <input checked="checked" type="checkbox"/> |
| Conditions: | | | |
| 1) Shall meet the requirements of NFPA 101, Chapter 24, One and Two family dwellings. | | | |
| 2) Shall meet the requirements of NFPA 13D, Sprinkler systems. | | | |
| 3) Shall meet the requirements of 2009 NFPA 1 Fire Code. | | | |
| 4) All construction shall comply with City Code Chapter 10. | | | |
| Dept: DRC | Status: Approved w/Conditions | Reviewer: Philip DiPierro | Approval Date: 02/19/2015 |
| Note: | | | Ok to Issue: <input checked="checked" type="checkbox"/> |
| Conditions: | | | |
| 1) All conditions from the original approval, BP#2013-02415, still apply. | | | |