

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

STERMER LYNN G & HERMAN J STEGEMAN JTS

Located at

180 FRANCES ST

PERMIT ID: 2016-00622

ISSUE DATE: 05/04/2016

CBL: 120 E018001

has permission to **For the construction of a 22' x 24' (528 SF) one-story addition and 6' by 19' attached deck.**

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 cloed-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
single-family

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
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		Permit No: 2016-00622	Date Applied For: 03/18/2016	CBL: 120 E018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single-Family Home		Proposed Project Description: For the construction of a 22' x 24' (528 SF) one-story addition and by 19' attached deck.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 04/08/2016
Note: R-3 zone Lot size 5,507 sf, below 6,500 sf min - existing nonconf. Front yard 25' min, house 5' scaled - existing nonconf. Rear yard 25' min, new deck 47' scaled - OK Side yard 8' min - Left - new addtn 16.8' - OK Right - new addition 5', requested waiver per §14-433(b)(2) from Zoning Administrator which was granted - a one story addition is minimum needed to meet the applicant's needs. Lot coverage 35% = 1,927 sf max allowed, total existing and proposed 1,878 sf - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
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.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jonathan Rioux	Approval Date: 05/04/2016
Note: R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings an accessory buildings shall comply with TableR302.1. Note: Contractor will check-in with field inspector at the footings/ setbacks inspection to review exterior wall requirements.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both the electrical service 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.				
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) 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.				
4) 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.				
5) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.				
6) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment. As discussed with the Contractor- Ventilation/Access shall comply with § R408.1 & R408.3 for the crawl space.				
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.