

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DANIEL KOVARIK

Located At 51 PROSPECT ST

Job ID: 2011-12-2851-ALTR

CBL: 124- F-004-001

has permission to Expand a Rear Dormer From 5 Feet to 10 Feet Wide (Single Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
01/11/2012  
**Code Enforcement Officer / Plan Reviewer**

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



1-18-12 DWM/BKL Framing only. Provide Rafter tie  
OK to insulate

Jeremy 807-2070

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development

Job ID: 2011-12-2851-ALTR

Located At: 51 PROSPECT ST

CBL: 124- F-004-001

## 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. This permit is being approved using section 14-436(b) since the front yard setback is not being met. The first floor footprint is 1492 sf. The increase in floor area is 27.5 sf which is a 2% increase.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Based on a phone conversation on 12/13/11 Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
  - b. Capt. Pirone did make it clear to the owner and GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

### **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. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
3. **A code compliant emergency escape shall be provided in the habitable attic area.** 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 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.

5. Hardwired photoelectric 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 arraignment and the City's minimal code requirements.
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. This shall include the Engineered Structural Ridge Beam.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
8. See attached documentation for bathroom fixtures clearance and headroom requirements
9. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.

2011.12.2851 66

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# 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>51 PROSPECT ST.</u>		
Total Square Footage of Proposed Structure/Area <u>7400' 690 sq'</u>	Square Footage of Lot <u>7360</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>124 F000/</u>	Applicant: (must be owner, lessee or buyer) Name <u>DANIEL KUWARIK</u> Address <u>51 PROSPECT ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>239-7990</u>
Lessee/DBA <b>RECEIVED</b>  <u>REC - 2</u>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$20,000</u> C of O Fee: \$ <u>        </u> Historic Review: \$ <u>        </u> Planning Amin.: \$ <u>        </u>  Total Fee: \$ <u>220.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INCREASING SECOND FLOOR FINISHED AREA FROM 2000 SQ FT TO 6900 SQ FT. TWO ROOMS, A GREAT ROOM AND ADDING A BATHROOM. INCREASING SIZE OF BACK DECK FROM 5' WIDE TO 10' WIDE FOR BATH.</u>		
Contractor's name: <u>CAPE CONSTRUCTION + RESTORATION</u> Email: <u>CAPECONSTRUCTION@STARPOINT.NE.I</u> Address: <u>777 CAPE RD</u> City, State & Zip <u>LIMINGTON ME 04049</u> Telephone: <u>867-2070</u> Who should we contact when the permit is ready: <u>JEREMY</u> Telephone: <u>SAME</u> Mailing address: <u>SAME</u>		

**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](http://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. I agree 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.

Signature: [Signature] Date: 12/2/11

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

## Jonathan Rioux - Re: 51 Prospect

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**From:** Jonathan Rioux  
**To:** Jeremy  
**Date:** 12/19/2011 9:56 AM  
**Subject:** Re: 51 Prospect

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Jeremy,

- We need a roof framing detail (Cross-Section From Structural Ridge to Foundation)
- A detail on the Dormer meeting the existing roof
- What will the finishing headroom/ fixture clearance be from floor to ceiling?
- What are you using from Wall/ Roof Sheathing?
- Insulation?

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> "Jeremy" <[capeconstruction@fairpoint.net](mailto:capeconstruction@fairpoint.net)> 12/15/2011 6:52 PM >>>  
Hi Jonathan,

Yes, I did submit for 51 Prospect. I think I gave the paper work directly to you on it at the desk. Did you get a response from Brewster Buttfield ( the designer for the 17 Coyle project) on the additional info you needed?

- Jeremy

----- Original Message -----

**From:** [Jonathan Rioux](mailto:Jonathan.Rioux@portlandmaine.gov)  
**To:** [capeconstruction@fairpoint.net](mailto:capeconstruction@fairpoint.net)  
**Sent:** Thursday, December 15, 2011 9:42 AM  
**Subject:** Re: 17 Coyle

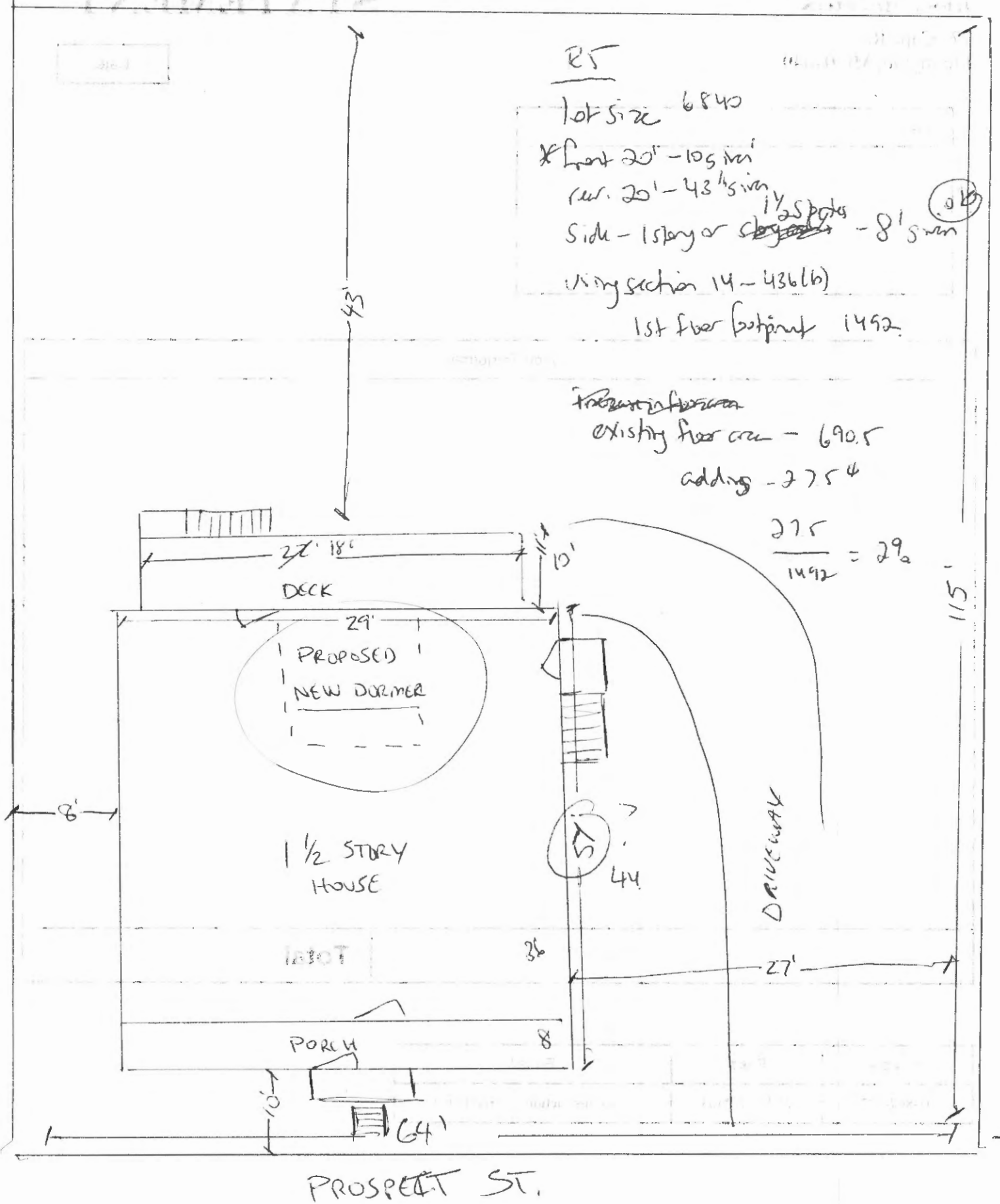
Did you submit a permit application for 51 Prospect St., as-well?

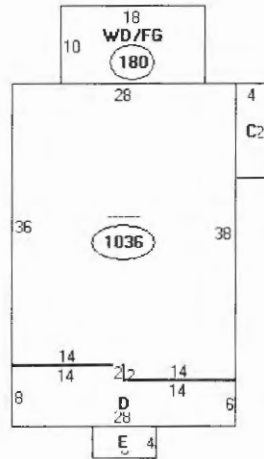
Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division



# #51 PROSPECT PLOT PLAN





Descriptor/Area

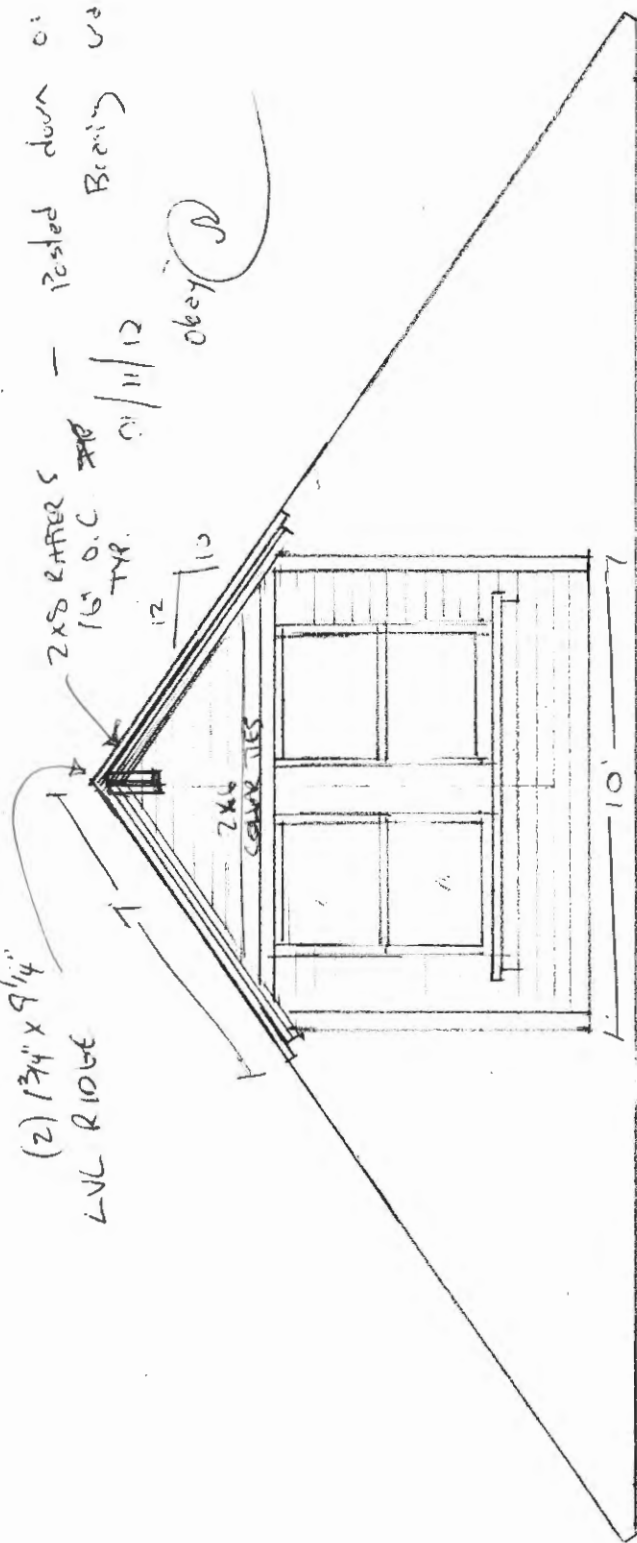
- A: ----  
1036 sqft
- B: WD/FG  
180 sqft
- C: WD  
48 sqft
- D: EP  
196 sqft
- E: WD  
32 sqft

= 1492

$5 \times 12 = 60$

$5 \times 10 = 50$

exterior / interior



WINDOW FRAMING:  
 HEADER = (3) 2x8'S  
 WALL FRAMING = 2x6 16" O.C.  
 WINDOW SILL = 3x6 x 48" R.O.  
 CASSEMENT.  
 2x6 DBL TOP PLATE

51 PROSPECT STREET

BACK ELEVATION 1/4" = 1'-0"

9-12-11