

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

VAN SOEST JUSTIN A & KIERSTON P VAN SOEST JTS

Located at

45 Longfellow St

PERMIT ID: 2016-00818

ISSUE DATE: 06/02/2016

CBL: 125 H012001

has permission to **Construct two-story entrance addition with half bath, 2nd floor master bath, and closet. Also construct new decks and 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 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/ Doug Morin

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

Use Group:

Single Family Dwelling

ENTIRE

MUBEC / IRC 2009

Type:

Fire Department

PERMIT ID: 2016-00818

Located at: 45 Longfellow St

CBL: 125 H012001

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 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:

2016-00818

Date Applied For:

04/06/2016

CBL:

125 H012001

Proposed Use:

Single Family

Proposed Project Description:

Construct two-story entrance addition with half bath, 2nd floor master bath, and closet. Also construct new decks and entry steps.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 04/28/2016**Note:** R-5 zone**Ok to Issue:**

Lot size 10,735 sf, meets 6,000 sf min

Front yard 20' min, house 29' scaled - OK

Rear yard 20' min, new deck 16'2" - waiver granted by Zoning Administrator per §14-433(b) to provide a reasonably-sized deck and access to the rear door of the building. All other parts of the addition will meet the 20' setback.

Side yard - Left - 12' min, addition 49' scaled - OK

Right - 15' min, deck 23' scaled - OK

Lot coverage 40% = 4,294 sf max allowed, total existing & proposed 2,160 sf - OK

Max height 35', new addition 32' lowest grade to peak - OK

Conditions:**Dept:** Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Doug Morin **Approval Date:** 06/02/2016**Note:****Ok to Issue:** **Conditions:**

- 1) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)
- 2) 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.
- 3) 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.
- 4) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, 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) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 6) 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.
- 7) 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.