

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HEATH ROUELLETTE

Located At 76 VANNAH AVE

Job ID: 2012-07-4558-ALTR

CBL: 128- C-015-001

has permission to add a 10' x 16' addition to rear of dwelling & change a window into door for access 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 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

Code Enforcement Officer / Plan Reviewer

9-10-12

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4558-ALTR

Located At: 76 VANNAH AVE

CBL: 128- C-015-001

Conditions of Approval:

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. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. 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.
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. 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.
6. 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.
7. 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.
8. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.

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. Plans indicate the addition will not exceed 50% of the total completed structure.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4558-ALTR	Date Applied: 7/30/2012 27	CBL: 128- C-015-001	
Location of Construction: 76 VANNAH AVE	Owner Name: HEATH R OUELLETTE	Owner Address: PO BOX 5412 PORTLAND, ME 04101	Phone: 63-2478
Business Name:	Contractor Name: William Whitten	Contractor Address: 5 BARNES RD WINDHAM MAINE 04062	Phone: 892-1537
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-3
Past Use: Single Family dwelling	Proposed Use: Same: Single Family dwelling - to add a 10' x 16' addition to the rear of dwelling & change a window into door for access	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspector: Use Group: R-3 Type: SB Signature: [Signature]
Proposed Project Description: Construct 10 X 16 Addition		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad	Zoning Approval		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: [Signature] 7/31/12	Date:	Date: [Signature]

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

R-3 2nd 7/30/12
(75)

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.

#2012-07-4558 - ALTR

Location/Address of Construction: <u>76 Vannah Ave</u>		
Total Square Footage of Proposed Structure/Area <u>160</u>	Square Footage of Lot <u>5265</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>128</u> Block# <u>C015</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Heath Whitten Ouellette</u> Address <u>76 Vannah St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>632-2478</u> <u>8000</u>
Lessee/DBA RECEIVED JUL 27 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$7225.00</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: <u>\$100.00</u> Total Fee: \$
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>3 Season Room</u> Is property part of a subdivision? If yes, please name Project description: <u>10x14 Addition</u>		
Contractor's name: <u>William Whitten</u> Email: Address: <u>5 Barnes Rd.</u> City, State & Zip <u>Windham, Me.</u> Telephone: <u>632-3566</u> Who should we contact when the permit is ready: <u>William Whitten</u> Telephone: <u>892-1537</u> Mailing address: <u>5 Barnes Rd.</u>		

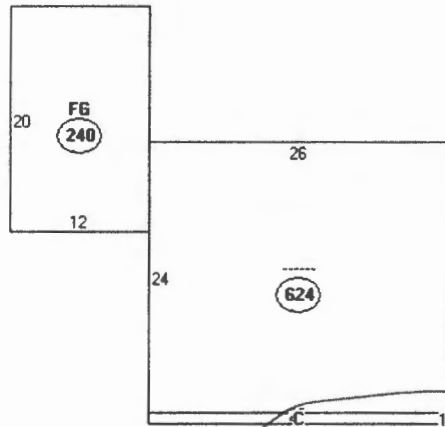
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Heath Ouellette Date: 7/26/12

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



Descriptor/Area	
A:.....	624
624 sqft	624
B: FG	240
240 sqft	240
C:.....	26
26 sqft	26
	160 3 season Add
	1050 #

$$5265 \# \times 35\% = 1842.75 \# \text{ MAX lot cov.}$$

76 Vannah Ave.

37' ↑

Back Yard

House

↓ 15'

← 85' →

Garage

11' ↓

← 85' →

R-2

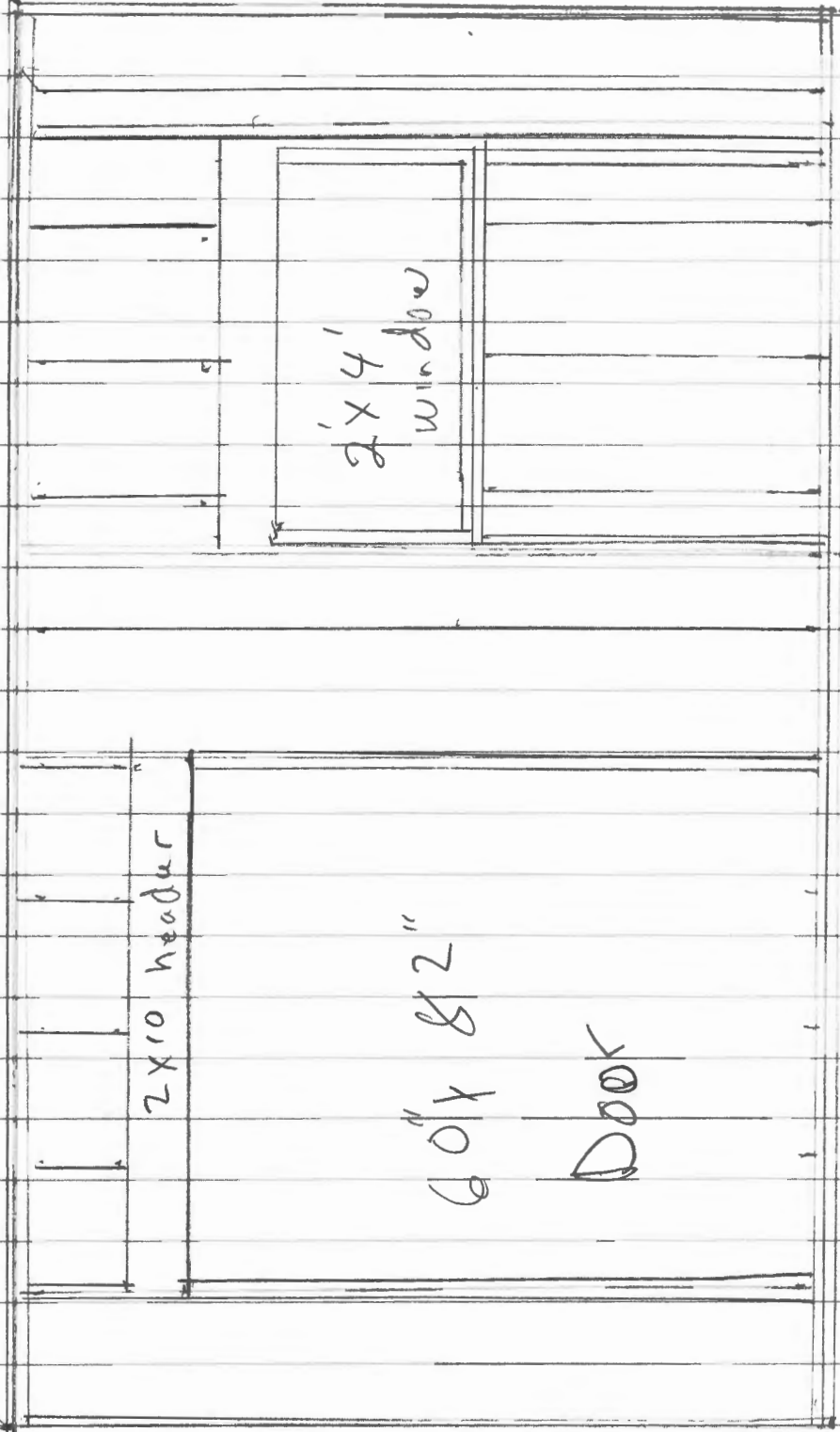
REAR: 25'
37' side
side: 8' min
1st story 16' Story
FRONT: N/A

← 16' →

15' ↓

1/2 OSB wall Sheathing

Front View



Elevation 13" Top of Beam

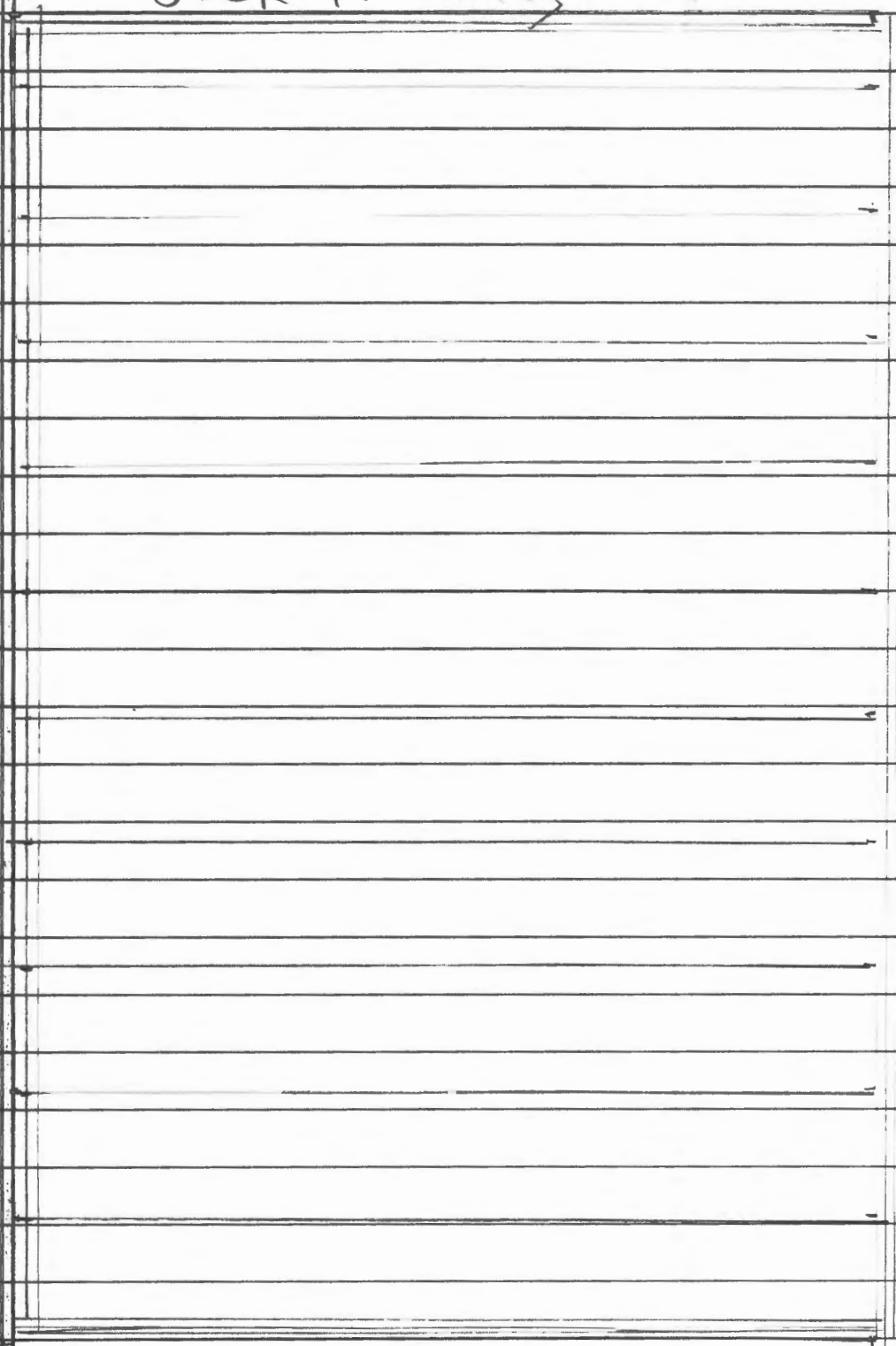


5 - 12" Sonotubes with mounting brackets

Decking $\frac{3}{4}$ " 1x6 Plywood

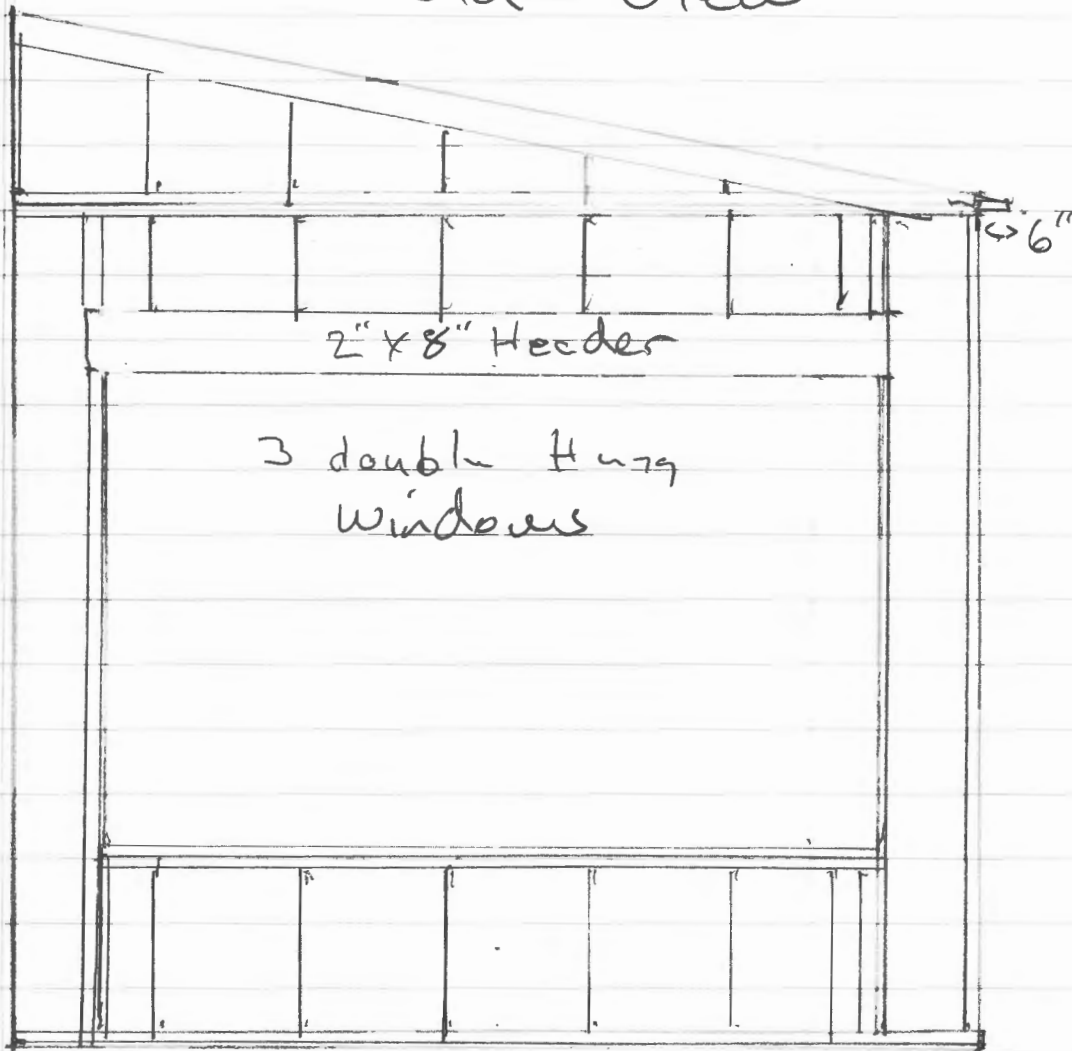
Deck Framing 2x10x10 Joist hangers

Existing House



Side View

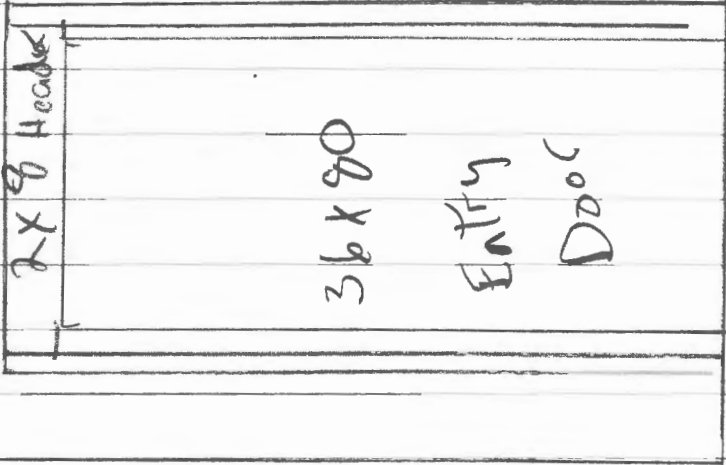
Scale $\frac{1}{2}'' = 1'$



- ✓ 2x6 Wall Framing
- ✓ 2x8 Rafters
- ✓ 1/2 OSB Sheathing
- Roofing Asphalt Shingles
- Vinyl Siding
- 2x10 floor joists

house

EXISTING



Door Replaces
existing window

36 x 90

Entry

Door

2x8 Headers



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Receipts Details:

Tender Information: Check , Check Number: 1689

Tender Amount: 100.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/30/2012

Receipt Number: 46438

Receipt Details:

Referance ID:	7423	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-07-4558-ALTR - Construct 10 X 16 Addition			
Additional Comments: 76 Vannah			

Thank You for your Payment!