

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

TRUSSELL PROPERTIES LLC

Located at

167 WOODFORD ST

PERMIT ID: 2016-02656

ISSUE DATE: 03/15/2017

CBL: 130 F024001

has permission to **Construct new, two story, two family home (40' x 27') with a 4' x 12' covered front porch & a side entry landing (3.5' x 4.5') with stairs (on previous footprint with minor changes)**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Brian Stephens

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

Two-family

Building Inspections

Use Group: R

Type:

Two Family Dwelling

ENTIRE

MUBEC/IRC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Electric
Certificate of Occupancy/Final Inspection
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02656	Date Applied For: 10/07/2016	CBL: 130 F024001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Two Family Home		Proposed Project Description: Construct new, two story, two family home (40' x 27') with a 4' x 1 covered front porch & a side entry landing (3.5' x 4.5') with stairs (on previous footprint with minor changes)		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/23/2017	
Note: B-2 Zone	* the building is being rebuilt on the same footprint except: The existing deck and open stairs to the second floor is being enclosed and the roof pitch is going to a 6;12 pitch but the overall volume is being reduced from the old building and the overall height of the building is lower..			Ok to Issue: <input checked="" type="checkbox"/>
-adding side entry 1st floor - landing 20 sf (3.5' x 4. 5') + stairs 12 sf = 32 sf - OK under section 14-425				
setbacks:				
-front - no minimum max of 10'				
-rear- 10' min - 4' shown - OK - nonconforming existing footprint - been moved 2' further from the rear lot line				
-side - no min.				
- impervious surface - none for residential				
Parking - two spaces				
- height - 45' but stepback is 35' - proposed ridge is 25.75' from grade - OK				
Conditions:				
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 two family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) The previous structure was damaged by a fire on May 28, 2016. It was legally nonconformig as to setbacks and use. You have two years from the date of the fire to replace it in the same footprint with the same volume and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 03/14/2017	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved materials, including electrical fixtures and exhaust vents per IBC Sec. 713.				
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) 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) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.				
5) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.				
6) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4.				

PERMIT ID: 2016-02656

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- 7) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office prior to the installation of said components.
- 8) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/13/2017

Note: **Ok to Issue:**

Conditions:

- 1) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapter # 24
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 2) A separate City of Portland One and Two Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation.
Sprinkler system installation shall comply with NFPA 13D.
- 3) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 1. Inside all sleeping rooms.
 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 4) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
 1. Outside each separate sleeping area in the immediate vicinity of the sleeping areas
 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

Dept: DRC **Status:** Not Applicable **Reviewer:** Philip DiPierro **Approval Date:** 03/02/2017

Note: **Ok to Issue:**

Conditions: