

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that PAUL F MCCLELLAN

Located At 46 MAYLAND ST

Job ID: 2012-10-5144-ALTR

CBL: 138-C-011-001

has permission to Replace Existing Dormer w/ Larger

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

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](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.**

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

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

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5144-ALTR

Located At: 46 MAYLAND ST

CBL: 138- C-011-001

## 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 issued using section 14-436(b) because the existing side yard setback is not being met. The 26' dormer is adding a total of 89 sf of floor area when the square footage of the smaller existing dormer is being subtracted. The first floor footprint is 1194 sf. The 89 sf is adding 7.5% of floor area, well below the 80% that is allowed.

### Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
5. A means of egress window measuring 5.7 sf shall be installed in each bedroom.

### Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

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

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.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-10-5144-ALTR	Date Applied: 10/10/2012	CBL: 138- C-011-001	
Location of Construction: 46 MAYLAND ST	Owner Name: PAUL F MCCLELLAN	Owner Address: PO BOX 391  INTERVAL, NH 03845	Phone:  603-986-3358
Business Name:	Contractor Name: J. Di Giandomedico	Contractor Address: P.O. Box 2607 North Conway NH 03860	Phone:  (603) 730-7582
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-5
Past Use:  Single family	Proposed Use:  Same - single family - remove 5' x 5' dormer and replace it with 26' x 6' shed dormer on the rear.	Cost of Work: 30000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 12.3 Type: SB IRC 09
Proposed Project Description: replace existing dormer with 26' shed dormer		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 10/11/12 JRM	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JRM

**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

RS

2012-10-5144



# 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>46 Mayland Street</u>		
Total Square Footage of Proposed Structure/Area <u>Added/Increased sq. = 144.5</u>	Square Footage of Lot <u>7986</u>	Number of Stories <u>1 1/2 - 2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>130            C            11</u> <u>138</u>	Applicant: (must be owner, lessee or buyer) Name <u>Paul McClellan</u> Address <u>PO BOX 391</u> City, State & Zip <u>Interlaken, NH. 03845</u>	Telephone: <u>603-986-3358</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>306</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____  Total Fee: \$ <u>320.00</u>
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>single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>New Dormer Replace existing Dormer</u>		
Contractor's name: <u>J. D. GRANDEMEIO</u>		Email: <u>jsd569ey@comcast.net</u>
Address: <u>PO BOX 2607</u>		
City, State & Zip <u>N. Conway, NH 03860</u>		Telephone: <u>603-730-7581</u>
Who should we contact when the permit is ready: <u>Jay</u>		Telephone: <u>603-730-7582</u>
Mailing address: <u>PO BOX 2607, N. Conway, NH 03860</u>		

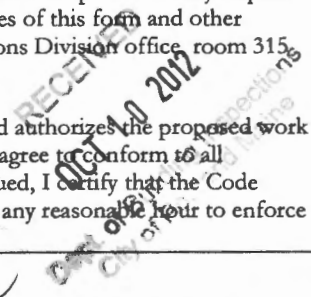
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

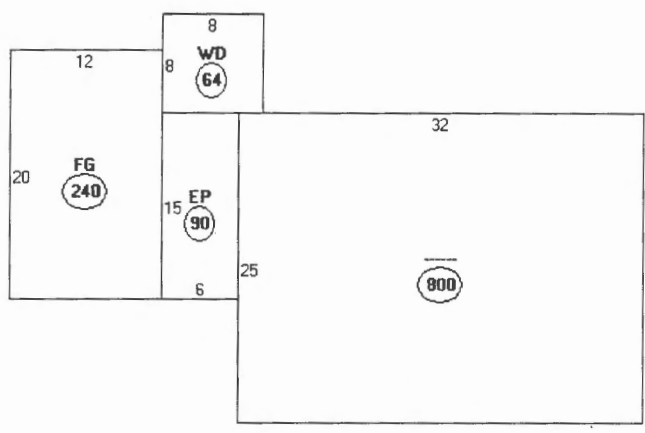
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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.

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: <u>J. D. Grande Meio</u>	Date: <u>Oct 26, 2012</u>
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This is not a permit; you may not commence ANY work until the permit is issued





Descriptor/Area	
A: -----	800 sqft
B: EP	90 sqft
C: FG	240 sqft
D: WD	64 sqft
= 1194	

R-5

lot size 7986 sq ft  
 front - 30' - 25' street (OK)  
 rear - 20' - 65' street (OK)  
 side - 8' - 8' on left (OK)  
 \* - 7' on right

\* need large section 14-436(b).

50% of 1194 = 957.2

new driveway 26' x 6'

adding 4' x 26' = 104 sq ft

existing driveway 3' x 5' = 15 sq ft

89 sq ft added

$$\frac{89}{1194} = 7.5\%$$