

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SFERES GREGORY G & KIM L SFERES JTS

**Located at**

110 MACKWORTH ST

**PERMIT ID:** 2017-00922

**ISSUE DATE:** 09/08/2017

**CBL:** 139 H008001

has permission to **enclose 2nd floor covered porch - extend existing right side dormer 9' towards the street - add new 2nd floor bathroom and closet to bedroom-add new windows & replace rest**

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.

N/A

/s/ Greg Gilbert

**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 residence

ENTIRE

MUBEC / 2009 IRC

**Type:**

**Fire Department**

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Close-in Plumbing/Framing  
Framing Only  
Electrical - Residential  
Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
	2017-00922	06/12/2017	139 H008001

<b>Proposed Use:</b> Same: Single Family	<b>Proposed Project Description:</b> enclose 2nd floor covered porch - extend existing right side dormer 9' towards the street - add new 2nd floor bathroom and closet to bedroom-add new windows & replace rest
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/20/2017
<b>Note:</b> R-3 Zone front - 25' or average - unclear but close to 25' rear - 25' - 39' given - OK right side - one story - 8' - 6'10" given* left side - one story - 8' -7' 8" given* *need to use 14-436(b) for dormer - 1st floor footprint - 1933 sf - dormer adding approx 45 sf of floor area - 2.3% of first floor footprint - allowed 80% - OK - the existing 7' x 8' 2nd story porch with roof - meets the 2 story setback of 14' so can be enclosed.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			

<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 09/08/2017
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) A code compliant emergency escape shall be provided in each newly created bedroom(s). 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			
2) R310. Emergency Escape and rescue Openings - Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. The net clear opening dimension required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. R310.1.1 ... Exception: Grade Floor openings shall have a minimum net clear opening of 5 square feet R310.1.2 Minimum opening Height - The minimum net clear opening width shall be 24 inches R310.1.3 Minimum Opening Width - The minimum net clear opening width shall be 20 Inches			
3) 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.			
4) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code			
5) 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.			
6) final drawings showing replaces vs. reframed windows & Bathroom layout before final			