

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CLENOTT MICHAEL D & LAURIE C KADOCH JTS

Located at

107 MACKWORTH ST

PERMIT ID: 2018-00223

ISSUE DATE: 05/15/2018

CBL: 139 K015001

has permission to **Demolition of existing garage and breezeway. New kitchen addition, new entry and new attached garage. Structural alterations at existing kitchen.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ 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

single-family

Building Inspections

Use Group: R **Type:** n/a
Single Family Dwelling Unit
Non-Sprinkled
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

Footings

Foundation/Rebar

Foundation/Backfill

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00223	Date Applied For: 02/20/2018	CBL: 139 K015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same - single family		Proposed Project Description: Demolition of existing garage and breezeway. New kitchen addition new entry and new attached garage. Structural alterations at existing kitchen.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/27/2018	
Note: R-3 lot size - 8913 *front 25' - enlarged breezeway - 26' - OK rear 25- deck behind breezeway - 35'7" - OK side - garage is legally nonconforming - deck is 16.75' - OK lot coverage - 35% - existing - 2213 sf + 210 sf (breezeway & deck) = 2423 sf / 8913 - 27% - OK * lot is 100' deep - it is 45'7" measured from the rear property line (pin) to back of garage - garage is 22'6" long - 31'11" from front of garage to front property line - addition to breezeway is 5'10" setback is 26'1"			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
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 permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 05/11/2018	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
2) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.				
3) 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.				
4) 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.				
5) The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code.				
6) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
7) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
8) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				
9) Beams & girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6				
10) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
11) 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.				