DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

VAN HORNE ERIN ROSE

Located at

116 GLECKLER RD

PERMIT ID: 2015-02765

ISSUE DATE: 01/27/2016

CBL: 141 D023001

has permission to

Construct dormer (8' by 12') on rear side of home, construct interior stairway, and finish attic space.

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 clsoed-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 procured prior to occupancy.

N/A

/s/ Jonathan Rioux

Fire Official

Building Official

Type:

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning

Building Inspections

Fire Department

single family

Use Group:

Single family home

mble ranning nor

ENTIRE

MUBEC/IRC 2009

PERMIT ID: 2015-02765 **Located at:** 116 GLECKLER RD **CBL:** 141 D023001

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY)

or email: buildinginspections@portlandmaine.gov

Check the Status or Schedule an Inspection On-Line 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 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.
- Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing Electrical - Residential 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.

PERMIT ID: 2015-02765 **Located at:** 116 GLECKLER RD **CBL:** 141 D023001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2015-02765 Date Applied For: 11/13/2015

CBL:

141 D023001

Ok to Issue:

Proposed Use:

Same: Single-Family Home

Proposed Project Description:

Construct dormer (8' by 12') on rear side of home, construct interior stairway, and finish attic space.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 12/08/2015

Note: R-3 zone Lot size 5,250 sf, does not meet 6,500 sf minimum

Front yard - 25' min, house 20' - existing nonconf.

Rear yard - 15' min, house 60' - OK

Side yard - 8' min - Left - garage 4' - existing nonconf.

Right - house 10' - OK

Use §14-436(a) - 50% expansion of 842 sf (1st floor footprint) = 421 sf allowed, proposed 343 sf - OK

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 submitted. Any deviations shall require a separate approval before starting that

01/27/2016 **Dept:** Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Jonathan Rioux **Approval Date:** Ok to Issue: ✓ Note:

Conditions:

- 1) This permit is approved based upon new information provided by the applicant. Any deviation from the final approved plans requires separate review and approval prior to work.
- 2) Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
- 3) 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.

Hardwired (non-ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

4) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

- 5) A code compliant emergency escape shall be provided in each bedroom, and the newly created Habitable Space. 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 § R612.4.2
- 6) 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.
- 7) Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.
- 8) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

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