

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
ANDREW GERVAIS

Located at
20 UNIVERSITY ST

PERMIT ID: 2016-00924 **ISSUE DATE:** 08/10/2016 **CBL:** 151 B047001

has permission to **Construct new side and rear dormers. Interior remodel to include wall demo, stair reconstruction, new upper story bathroom. Construct a new deck (10' by 12') with attached stairs. Reconstruct front porch/steps.**

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 procured prior to occupancy.

N/A

/s/ Bill Childs

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

Fire Department

Use Group: **Type:**
Single Family Dwelling
ENTIRE
MUBED/ IRC 2009

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 are 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 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.**

REQUIRED INSPECTIONS:

Footings

Close-in Plumbing/Framing

Electrical Close-in

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00924	Date Applied For: 04/20/2016	CBL: 151 B047001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Construct new side and rear dormers. Interior remodel to include wall demo, stair reconstruction, new upper story bathroom. Construct a new deck (10' by 12') with attached stairs. Reconstruct front porch/steps.			
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/11/2016	
Note: R-5 zone				Ok to Issue: <input checked="" type="checkbox"/>
<p>Lot size 6,030 sf, meets 6,000 sf min Front yard 20' min, front stoop/steps 5' - existing nonconf. Rear yard 20' min, new deck stairs 23'6" - use §14-425 projections, area within 25' will be <50 sf - OK Side yard 8' min, new deck stairs 23'6" - OK Dormer addition - use Sec 14-436(b) - allowed 80% upper story expansion on 1,069 sf first floor footprint = 855 sf expansion allowed. Proposed dormer expansion is approx. 50 sf - OK Lot coverage 35% = 2,110 sf max allowed, total existing & proposed approx 1,000 sf - OK</p>				
Conditions:				
<ol style="list-style-type: none"> 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 approves the repair or rebuild of the front entry porch and steps within the existing non-conforming footprint. The footprint of the porch and steps shall not be increased. 3) 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: Bill Childs	Approval Date: 08/09/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Existing girder and header spans to comply with IRC 2009 Tables R502.5 (1) & (2) 2) Ventilation & Access of crawl space to meet IRC 2009 Section R408.1 & .3 3) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. 4) IECC Section 101.4.3. Alterations, renovations or repairs to your existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions(s) of the existing building or building system to comply with this code. 5) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. A sprinkler system is recommended but not required based on the following: Plans indicate the repairs will not exceed _50_% of the total completed structure. 6) 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. 7) 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. 				