### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**FY OF PORTLAN** 

**UILDING PERM** 

#### This is to certify that

Located at

43 WELLWOOD RD

SCIPIONE TOBIN & SOREN DENIORD JTS

PERMIT ID: 2016-01508 ISSUE DATE: 09/09/2016 CBL: 160 H021001

has permission to Construction of a 1.5-story addition (approx. 620 sf), renovate existing garage into living space and connect with new addition.

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/ Doug Morin

**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 InspectionsUse Group:Type:Single Family ResidenceENTIREMUBEC/ IRC 2009



Fire Department

## 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 W Order" and subsequent release to continue.

## **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring 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, 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:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-			2016-01508	06/07/2016	160 H021001
Proposed Use: Single Family		<b>Proposed Project Description:</b> Construction of a 1.5-story addition (approx. 620 sf), renovate existing garage into living space and connect with new addition.			
De	ept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	te: 07/28/2016
	ote: R-3 zone Lot size 7,500 sf, meets 6,500 sf min Front yard 25' min, addition 32' scaled - OK Rear yard 25' min, addition 37' scaled - OK Side yard 8' min - Left - addition 43' scaled - OK Right - addition 12' scaled - OK Lot coverage 35% = 2,625 sf max allowed, total existing & pr Max height 35', new addition 20' grade to peak - OK				Ok to Issue: 🗹
Co	onditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.					
2)	2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
	ept: Building Inspecti Status: Approved w/Conditions Rev	viewer:	Doug Morin	Approval Da	te: 09/08/2016 Ok to Issue: ☑
Co	onditions:				
1)	Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
2)	Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.				
3)	Wiring installations for this project or occupancy shall comply with the 2014 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards. Loading calculations may need to be provided prior to any electrical installations. Please contact the City electrical inspectors with any questions.				
4)	Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
5)	Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.				
	The same is required for existing buildings, where permanent wirit detectors are required. Verification of this will be upon inspection.		ible; or at the ver	y least battery operate	ed smoke
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.				

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