

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KER LAURA E & ROBERT B KER JTS

Located at

57 VERA ST

PERMIT ID: 2017-00466

ISSUE DATE: 05/31/2017

CBL: 162 B026001

has permission to **build one story 10 'x 16' bedroom addition on rear of house**

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.
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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

**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
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.

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: 2017-00466	Date Applied For: 04/10/2017	CBL: 162 B026001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single Family		Proposed Project Description: build one story 10 'x 16' bedroom addition on rear of house		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/11/2017
Note: R-3 (strip in rear is R-5) lot size - 8139 sf *rear - 25' min. - 42' scaled *side - 8' min. - 13' given, scales at 11' - OK Height - 35' max - 14.5 scaled - OK lot coverage - 35% =2848.65 sf - 1460 sf (existing) + 160 sf = 1620 sf - OK *numbers given on plot plan are not accurate		Ok to Issue: <input checked="" type="checkbox"/>		
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 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: Greg Gilbert	Approval Date: 05/31/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 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) 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 4) 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. 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, unless existing building is sprinkled. 6) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 7) 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. 				