

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00229	Issue Date:	CBL: 162 I002001
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Location of Construction: 24 LLOYD AVE	Owner Name: LOCKE BRIAN P & SUSAN L JTS	Owner Address: 24 LLOYD AVE PORTLAND, ME 04103	Phone: (207) 774-0290
Business Name:	Contractor Name: Rockys Maintenance	Contractor Address: 60 Balsam Lane Windham ME 04062	Phone: (207) 892-7717
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$120.00	Cost of Work: \$10,000.00
Proposed Project Description: Construct small sunporch (Already started-Stop Work Order.) 12'x16'		FIRE DEPT: w/conditions Per Capt. Pierce	INSPECTION: Use Group: R3 Type: SB IRC, 2005 (MURBEC)
		Signature: _____ Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: bjs	Date Applied For: 02/04/2013	ing Approval
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- This permit application does not pre-empt Applicant(s) from meeting applicable Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

CLOSED

<input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/11/13 ARM</i>	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	ing Appeal e teous Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ARM</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

3-27-12 GF

SLAB POURED W/O PERMIT/INSD
CLOSE IN - OK
SETBACKS AS PER PLAN

4-26-13 GF

FINAL - PASS

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LOCKE BRIAN P & SUSAN L JTS /Rockys Maintenance

Located at

24 LLOYD AVE

PERMIT ID: 2013-00229

CBL: 162 I002001

has permission to **Construct sunporch 12' x 16' in rear (Already started-Stop Work Order.)**
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 cloosed-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.

Fire Prevention Officer

JR 3/11/13

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
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.

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Permit No: 2013-00229	Date Applied For: 02/04/2013	CBL: 162 I002001
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Location of Construction: 24 LLOYD AVE	Owner Name: LOCKE BRIAN P & SUSAN L JTS	Owner Address: 24 LLOYD AVE	Phone: (207) 774-0290
Business Name:	Contractor Name: Rockys Maintenance	Contractor Address: 60 Balsam Lane Windham	Phone: (207) 892-7717
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Construct sunporch 12' x 16' in rear (Already started-Stop Work Order.)
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/11/2013

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 03/11/2013

Note: **Ok to Issue:**

- 1) 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.
- 2) R403.3 Frost protected shallow foundations, see attachment.
- 3) Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
- 4) R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
- 5) A 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 photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

- 6) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the " Seasonal Porch- building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 7) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 03/11/2013

Note: Approved per Capt. Pirone, JGR. **Ok to Issue:**

- 1) 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.

CBL: 162 100200 Permit ID: 2013-00229

Additional Comments:

3/5/2013-JRIOUX/Building:

Hold: Left msg. @ 892-7717 for framing details.

3/11/2013-JRIOUX/Building:

Shallow Foundation Requirements are provided for the Contractor, see attachment.

3/11/2013-JRIOUX/Building:

Existing slab (after-the-fact) Contractor st. the Foundation has rebar, is pinned to ledge & matches the existing residence. Existing step to residence shall not exceed 7 3/4 inches.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>24 Lloyd Ave</u>		
Total Square Footage of Proposed Structure/Area <u>192 SF</u>	Square Footage of Lot <u>6000 SF</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>162</u> Block# <u>I</u> Lot# <u>2</u>	Applicant: (must be owner, lessee or buyer) Name <u>Brian Locke</u> Address <u>24 Lloyd Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207</u> <u>774-0290</u>
Lessee/DBA RECEIVED FEB 04 2013 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$9500 C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: <u>\$120</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Sun Porch</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Outside porch / sun porch</u> *Already started* Stop work order		
Contractor's name: <u>Rocky's Maintenance</u>		Email: <u>Michael.A.Gould@gnarrl.com</u>
Address: <u>60 Balsam Ln</u>		Telephone: <u>892-7717</u>
City, State & Zip: <u>Wadsworth ME 04092</u>		Telephone: <u>232-2401</u>
Who should we contact when the permit is ready: <u>Rocky Gould</u>		Telephone: <u>232-2401</u>
Mailing address: <u>Same</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 2/4/13

This is not a permit; you may not commence ANY work until the permit is issued

Rafter 2" x 8"

2x6 wall
2x10 Rafters

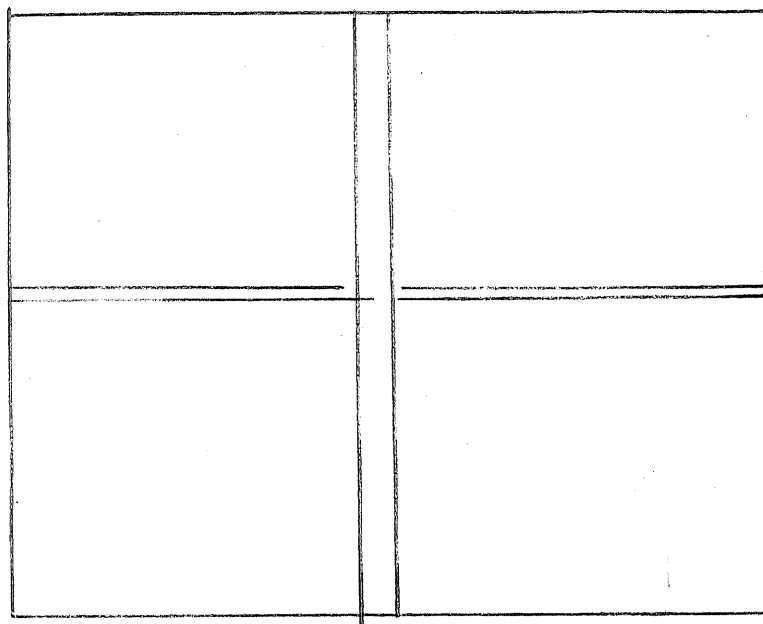
Wall 16" on center

2x6

Wall Insulation R21

Cellar Insulation 4"

12
5/8



71.5 x 50.15 20

71.0 x 50.0 US

16" 4" Form

6" Center

12'

16" 4"

Rocky's Maintenance
20 Balsam Lane
Windham, ME
04062
207-892-7717



November 27, 2012

Susan Locke
24 Lloyd Street
Portland, ME

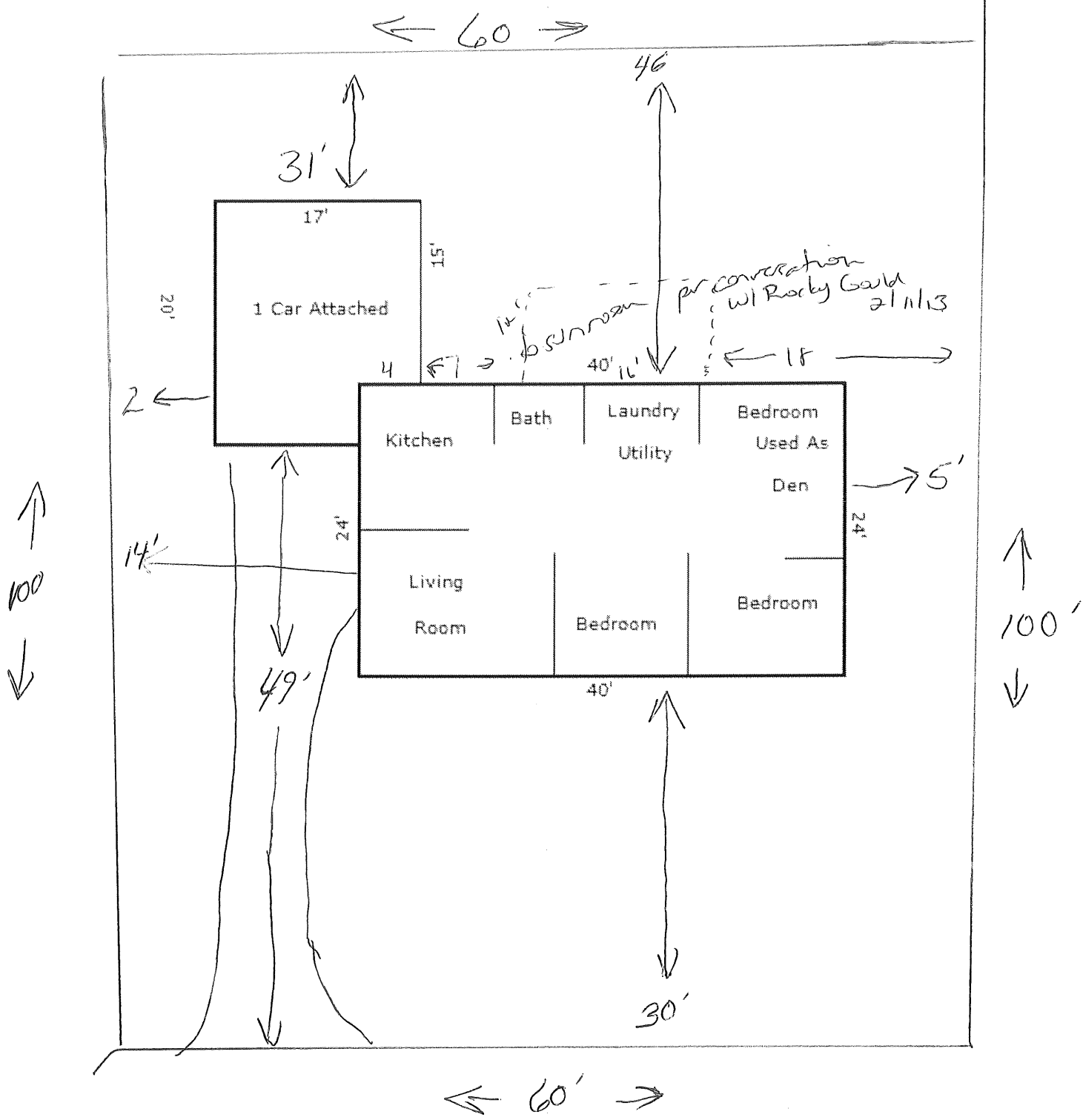
Estimate

SUNROOM

None heated
Size: 12'x 16'
Installation of 3 windows
Installation of 1 sliding door
Installation of sheet rock on the walls
Vinyl siding outside
Shingles on roof to match shingles on house
Flooring allowance \$1,600.00
Includes concrete work, gravel and earthwork
Sheetrock ceiling

Total Amount of Labor and Materials \$9,800.00

Due to the fluctuating price of materials this estimate may change after 15 days from the date issued.



Map # 160 (1) 2

R-3 lot size 6,000 sq ft

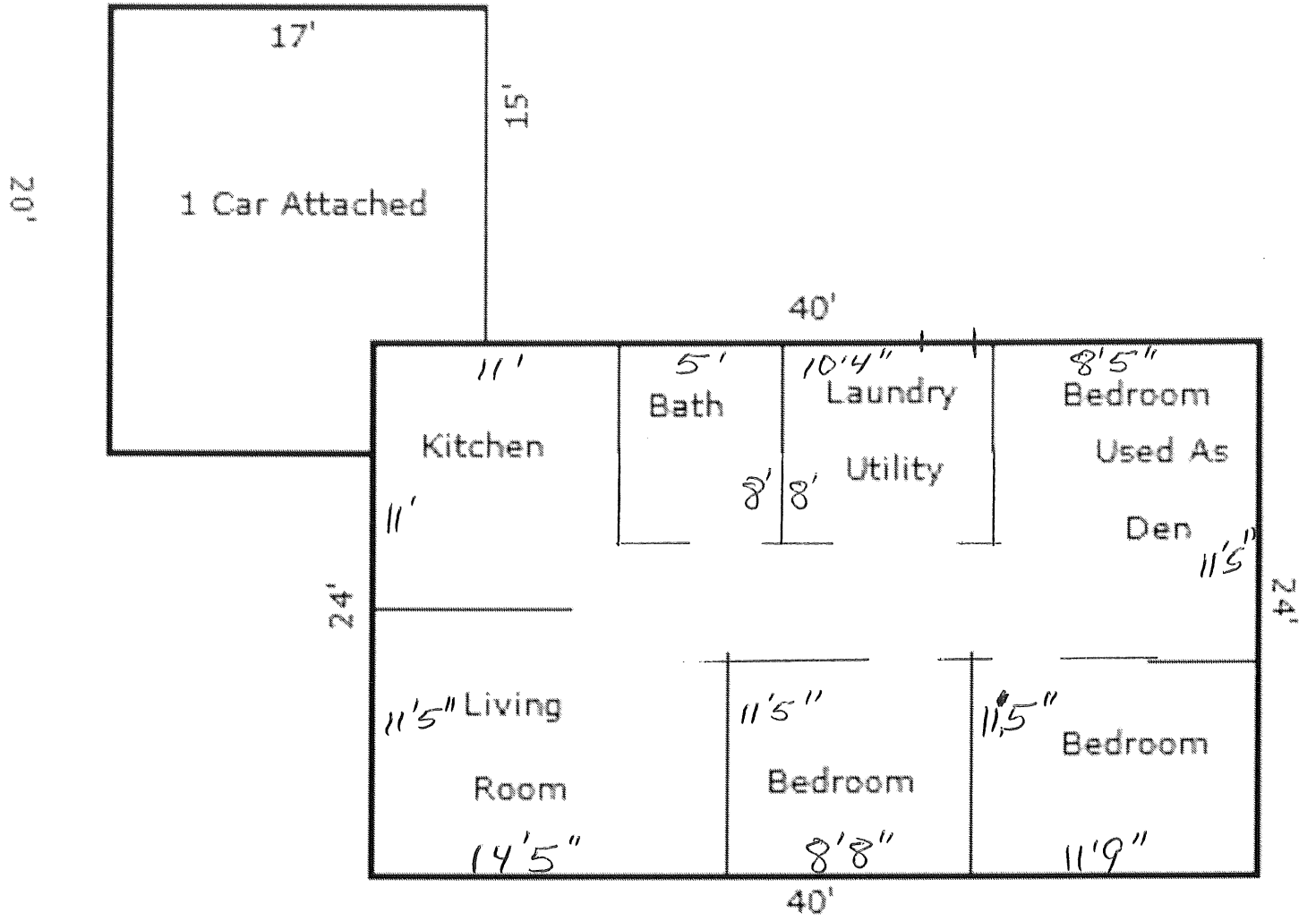
rear setback 25' - 46' - 12' = 34' (OK)

side - 1st bay - 8' - 18' (OK)

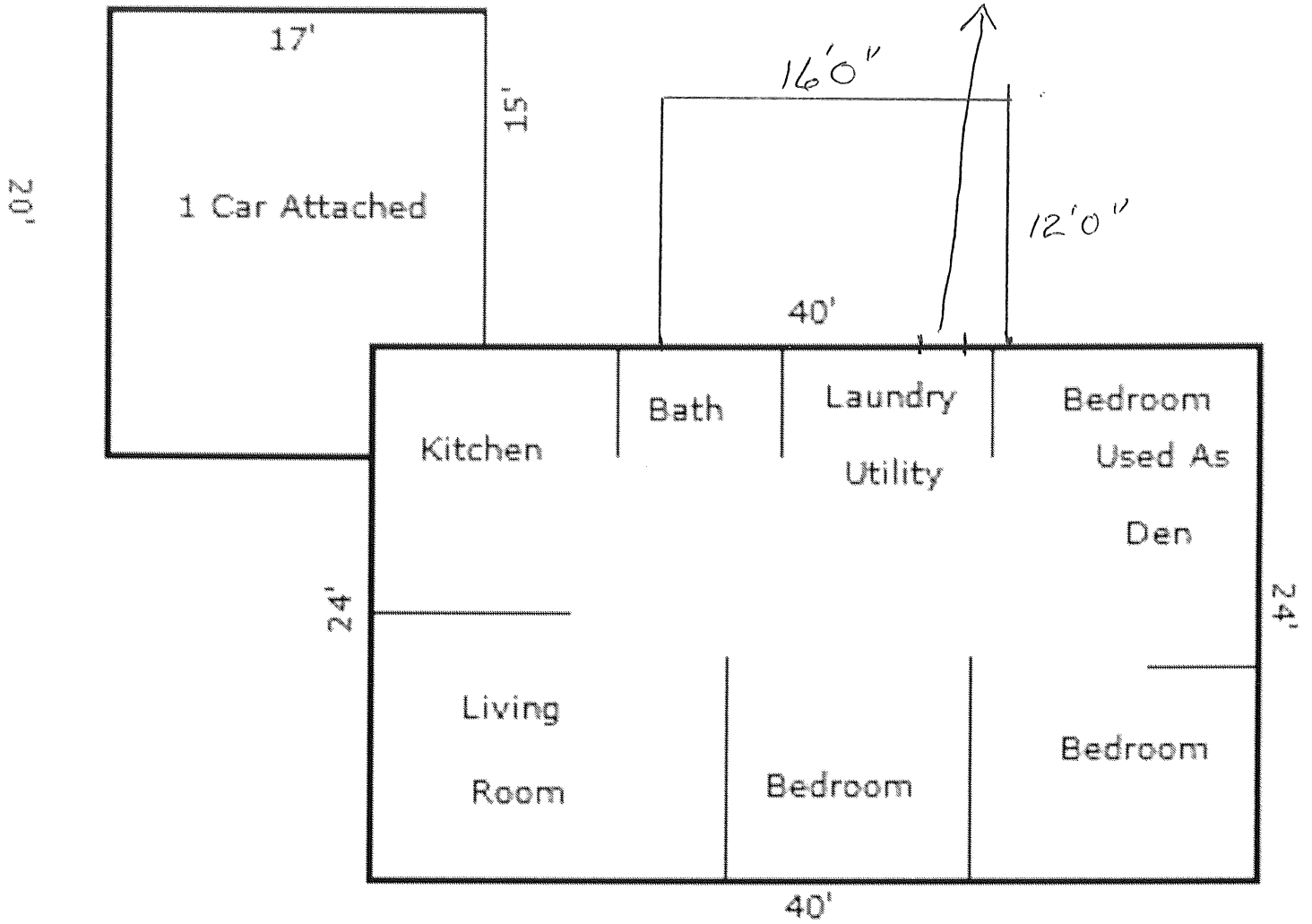
lot coverage - 35% = 2,100 sq ft

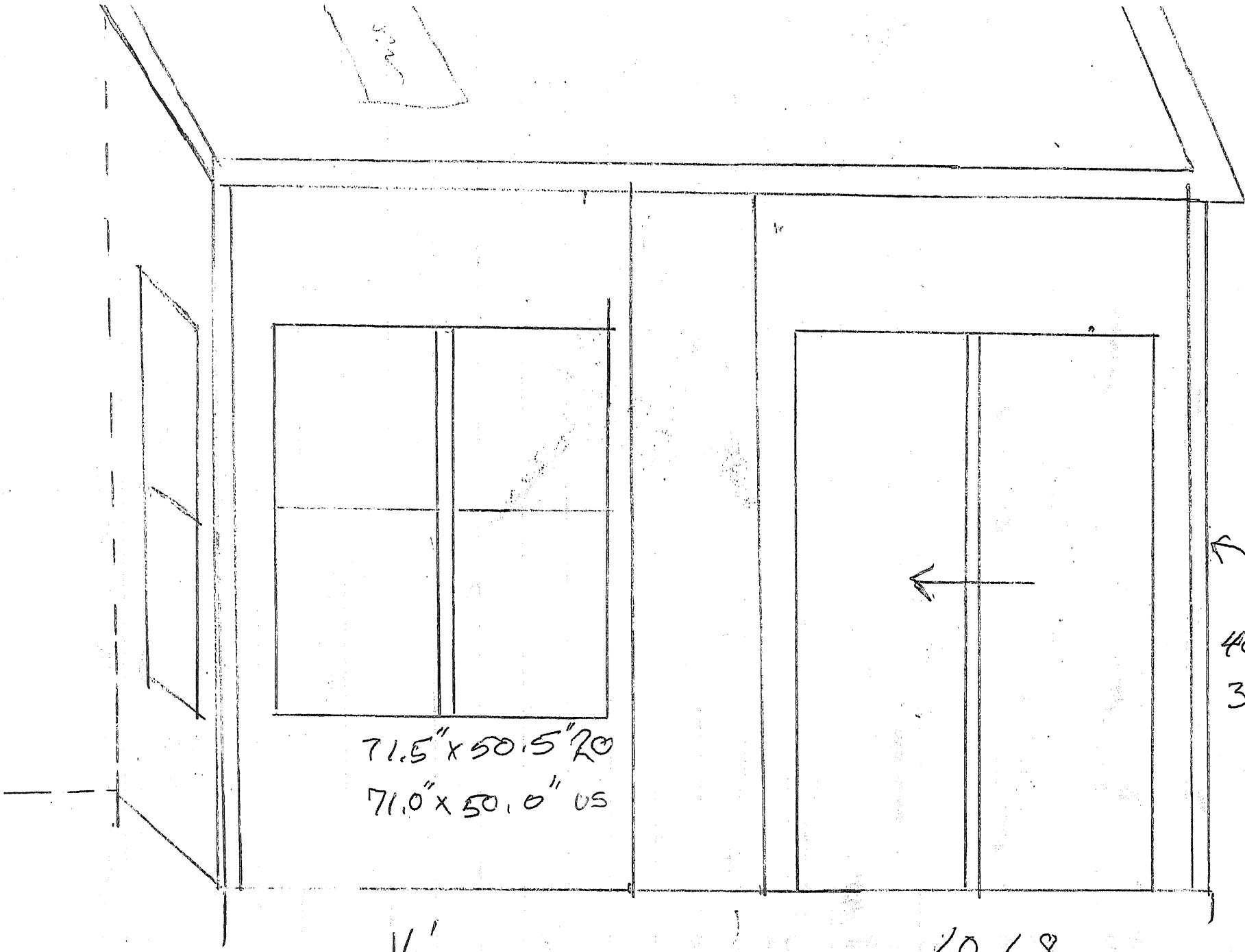
existing - 1,250 sq ft = 1,477 sq ft (OK)

Sunroom - 197 sq ft



2868 Door Existing





71.5" x 50.5" 20
71.0" x 50.0" US

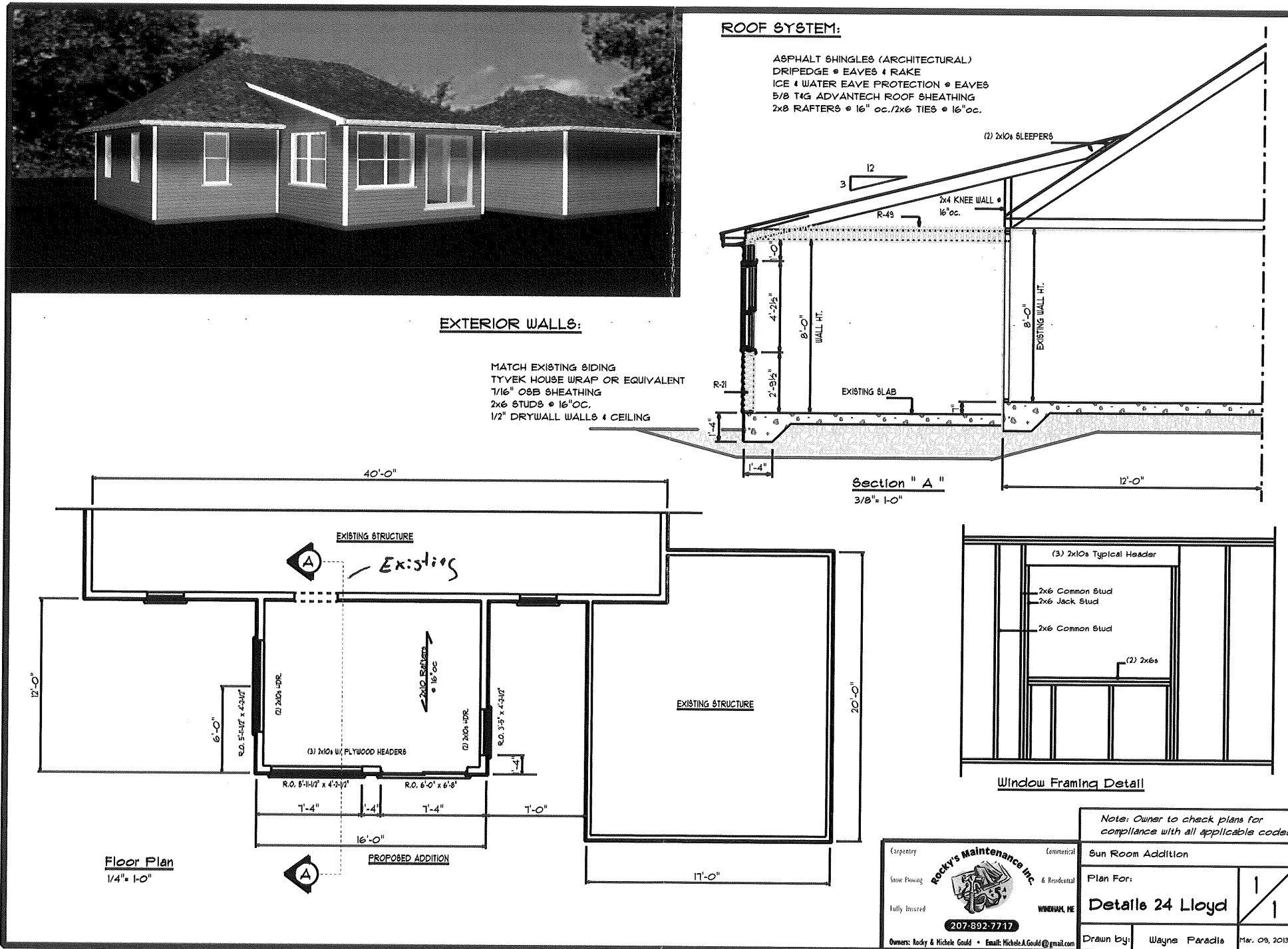


Window
40" x 50.5"
39.5" x 50"

16'

60 68

24 Lloyd Ave
2013-00229



3/11/13
 * Existing Foundation pinned to ledge w/ rebar.
 * Insulation will comply w/ code.
 * Existing header to residence

JGR

RECEIVED

MAR 08 2013

Dept. of Building Inspection
 City of Portland