

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

PERMIT ISSUED

This is to certify that SCOTT JOHNSON

Located At 493 OCEAN

Job ID: 2011-02-399-MF 3-4

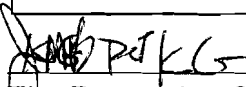
CBL: 163 - - D - 003 - 001 - - - - MAR - 7 2011

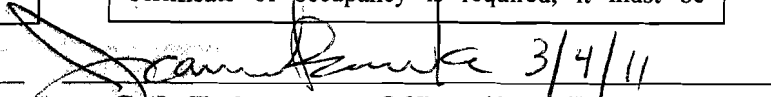
City of Portland

has permission to Enlarge Master Bedroom & Renovate 1/2 Bath to Full Bath
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


Fire Prevention Officer

 3/4/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR



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: 493 OCEAN AVE, PORTLAND, ME. 04103 | | |
| Total Square Footage of Proposed Structure/Area 320 | Square Footage of Lot 21,250 | Number of Stories 3 |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 163-D-003-004 | Applicant * <u>must be owner, Lessee or Buyer</u> * Name SCOTT W. JOHNSON Address 493 OCEAN AVE City, State & Zip PORTLAND, ME 04103 | Telephone: 207-773-4994 |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ 15,000 C of O Fee: \$ _____ Total Fee: \$ 20 |
| Current legal use (i.e. single family) 3-FAMILY Number of Residential Units 3 If vacant, what was the previous use? 2 SMALL BR + 1/2 BATH - Mid floor part of apt on 2nd floor. Proposed Specific use: LARGER MASTER BR + FULL BATH Is property part of a subdivision? NO If yes, please name _____ Project description: ENLARGING BR AND ADDING SHOWER - UPDATING ELEC BOARD ADDING DUPLEXES, THERMOSTATS + SWITCHES. INSTALLING HARDWOOD FLOOR. | | |
| Contractor's name: OWNER | | |
| Address: _____ | | Telephone: Call will p/u |
| City, State & Zip: _____ | | |
| Who should we contact when the permit is ready: SCOTT W. JOHNSON | | Telephone: 329-5551 |
| Mailing address: ABOVE | | |

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: Scott W. Johnson Date: 2/6/11

RECEIVED

This is not a permit; you may not commence ANY work until the permit is issued. FEB - 5 2011 FEB - 7 2011



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- NA Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- NA Window and door schedules
- NA Foundation plans w/required drainage and damp proofing (if applicable)
- NA Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- NA Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- NA Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- ? Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

~~CAUTION~~ This is not a Permit. You may not commence any work until the Permit is issued.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-02-399-ME 3-4

Located At: 493 OCEAN

CBL: 163 - D - 003 - 001 -

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Conditions of Approval:

MAR - 7 2011

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations ^{City of Portland} shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
3. This property shall remain a three family dwelling- two apartments on the first floor & one apartment on the second & third floors. Any change of use shall require a separate permit application for review and approval.

Fire

1. Fire Conditions
2. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
7. Two means of egress are required from every story. "State Law Title 25 ~ 2453

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
3. Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. As agreed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level within the dwelling unit.

3/4/11 Per Scott Smokes/CO to be installed throughout building
per code
GMB

493 Ocean Avenue 3rd Floor

RECEIVED
1102 7 - 2011
FEB 7
Dept. of Building Inspections
City of Portland Maine

