

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARSHALL GREEN

Located At 20 FAIRVIEW ST

Job ID: 2011-10-2385-ALTR

CBL: 178- B-008-001

has permission to Add a dormer to rear of home for 2nd flr bath and increased ceiling height for existing bedrooms provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

 Code Enforcement Officer / Plan Reviewer 10/17/14

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2385-ALTR	Date Applied: 9/27/2011	CBL: 178- B-008-001	
Location of Construction: 20 FAIRVIEW ST	Owner Name: MARSHALL GREEN	Owner Address: 20 FAIRVIEW ST PORTLAND, ME 04102	Phone: 860-942-7439
Business Name:	Contractor Name: Dan Vailancourt	Contractor Address: P.O. Box 1346 WESTBROOK MAINE 04098	Phone: (207) 663-4608 <i>OAS</i>
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single Family dwelling	Proposed Use: Same: Single Family Dwelling - to ad 35' dormer to rear of house for a 2 nd floor bath	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/condition</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>DR-209</i> Signature: <i>JMB</i>
Proposed Project Description: Add dormer to rearo of home for 2nd flr bath		Pedestrian Activities District (P.A.D.) <i>10/12/11</i>	

Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>9/10/11</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>9/10/11</i>	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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>9</i>
	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 appication 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

11-3-11 DWM Plumb fall: no test, "S" trap; Framing fall needs
~~ridge beam~~. collar ties, rafter ties

11-8-11 DWM Dan close-in OK

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

1. Close In Elec/Plmb/Frame prior to insulate or gyp

2. 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.



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: 2011-10-2385-ALTR

Located At: 20 FAIRVIEW ST

CBL: 178- B-008-001

Conditions of Approval:

Zoning:

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.
3. 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.

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. 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.
4. Per Section R314.3.1 of the IRC 2009, when alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Per Section R315.2 carbon monoxide alarms shall be provided in dwellings with fuel-fired appliances or attached garages. Verification of this will be upon inspection.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the addition. The same is required for the existing building, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required.
6. In dwellings, window sills located more than 72" above the exterior grade shall be a minimum of 24" above the finished floor. Operable sashes shall open less than 4" where the opening is located within 24" of the finished floor. Window fall prevention or opening limiting devices may be required per IRC 2009 section 612.

Fire:

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 38% of the total completed structure.



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>20 Fairview</u>		<u>R-3</u>
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>17C</u> Block# <u>3</u> Lot# <u>008</u>	Applicant: (must be owner, lessee or buyer) Name <u>Marshall Green</u> Address <u>20 Fairview</u> City, State & Zip <u>Portland ME.</u>	Telephone: <u>860-942-7439</u>
Lessee/DBA RECEIVED SEP 27 2011 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>Dan Vaillancourt</u> Address <u>Box 1346 ME</u> City, State & Zip <u>Westbrook ME 04098</u>	Cost of Work: <u>\$30,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>320.00</u>
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? <u>N/A</u> Proposed Specific use: <u>Bathroom/Downer</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Addition of 35 downer to rear of house primarily for 2nd floor bath</u>		
Contractor's name: <u>Dan Vaillancourt</u> Email: <u>vailprops@gmail.com</u> Address: <u>Box 1346 Westbrook, ME.</u> City, State & Zip <u>Westbrook, ME. 04098</u> Telephone: <u>207 663-4608</u> Who should we contact when the permit is ready: <u>Dan Vaillancourt</u> Telephone: _____ Mailing address: <u>Box 1346 Westbrook, ME. 04098</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.

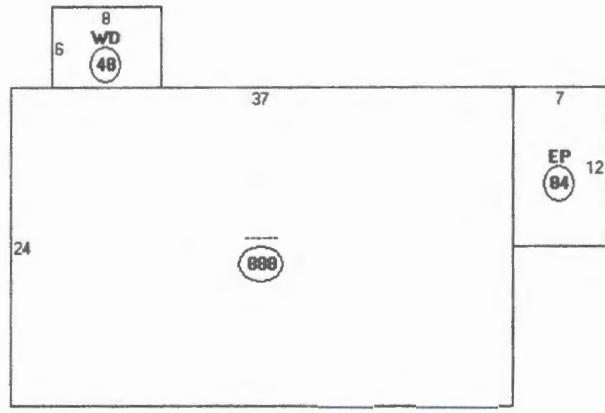
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: 9.25.11

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

10.5.11



Descriptor/Area	Value
A: ---	2
B: WD	48
C: EP	84
888 sqft	888
48 sqft	48
84 sqft	84
	<hr/>
	1020

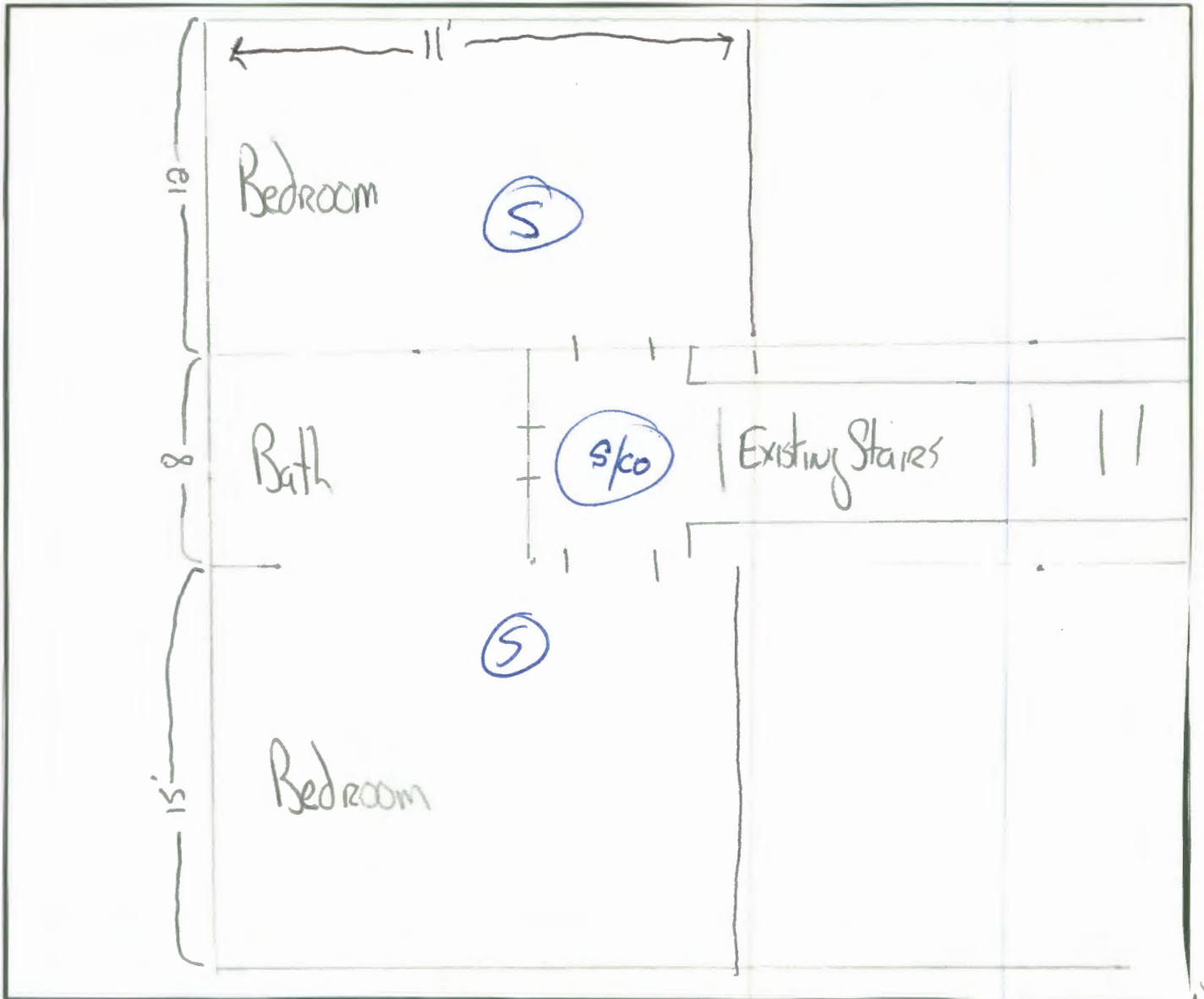
using 38% out of 80%

Adding ~ 385#

$$1020 \times 80\% = 816\# \text{ MAX OK}$$

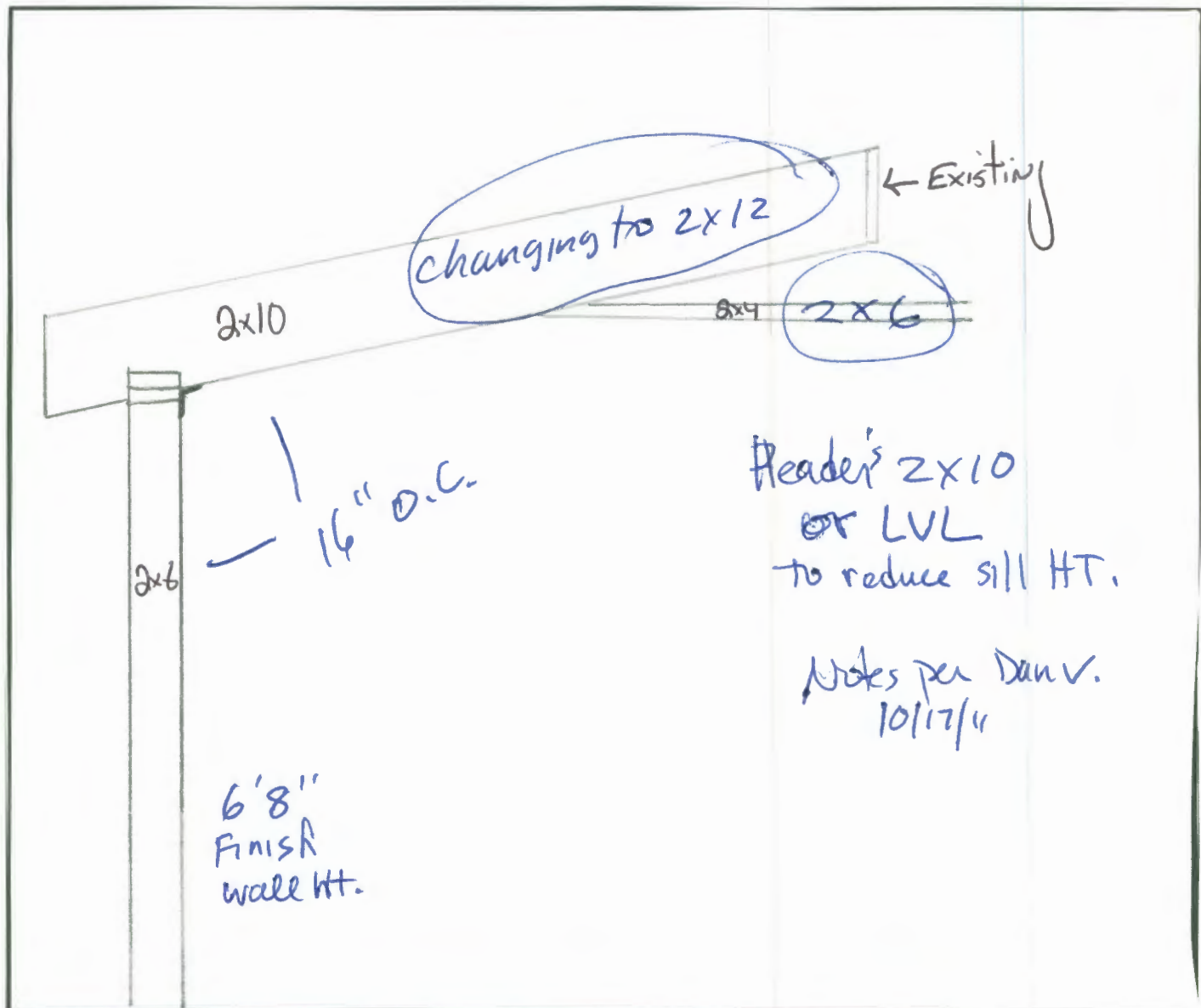
~~$$122\# \times 80\% = 97.6\# \text{ max}$$~~





$35 \times 11 = 385 \text{ \# Additional (at least)}$





2x6 exterior wall - double platted with hurricane ties

2x10 easter - back to existing ridge

R-20 walls R-38 roof

2x6 collar ties back to existing roof

(2) double windows to be added to bedrooms both casement openings

For egress 40x33 per window (1) double hung for bathroom 24x40

To be U-factor .35 max



FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

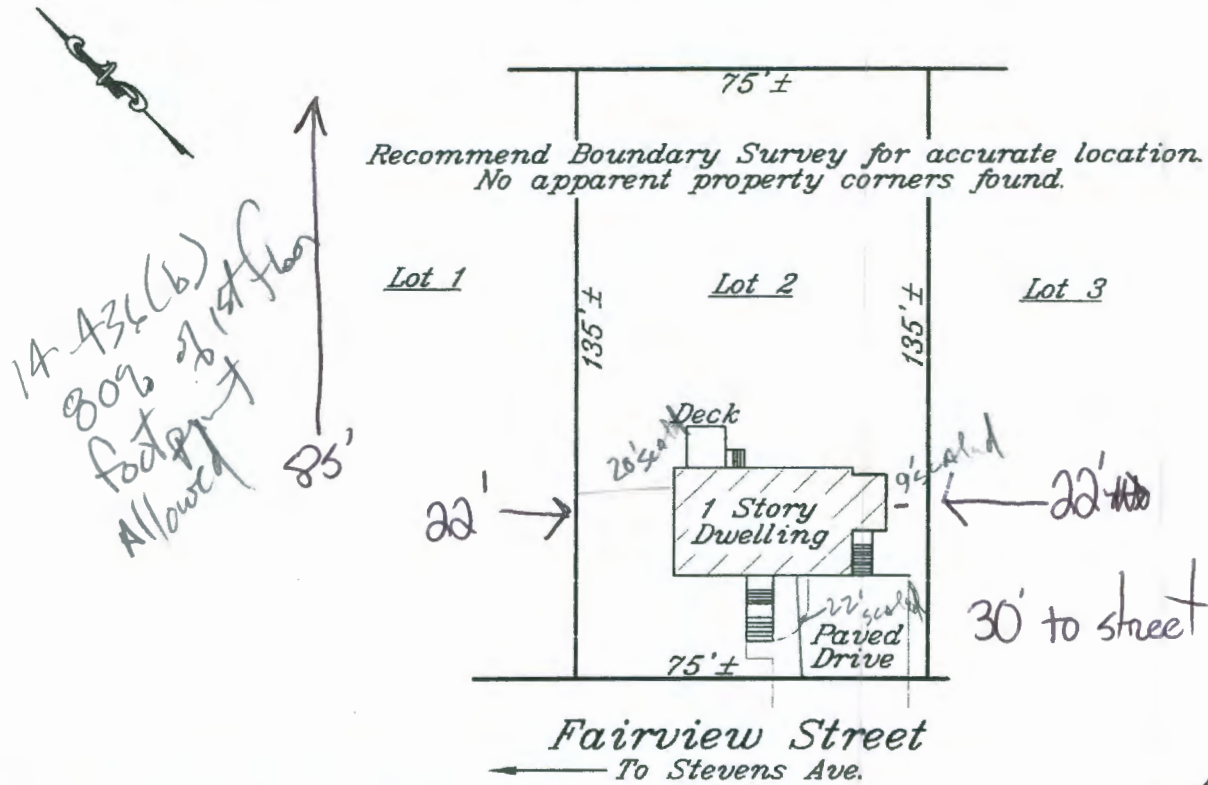
REV. 09/23/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 20 Fairview Street
Portland, Maine

INSP. DATE: 08/18/2011

SCALE: 1" = 40'



SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Lucy A. Green FILE#: 21123842

OWNER: A.L. Gorsine-Davis & R.E. Davis CLIENT#: _____

LENDER: _____

REQ. PARTY: Preferred Title & Closing

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 28403 PAGE: 232

PLAN BOOK: 35 PAGE: 24 LOT: 2

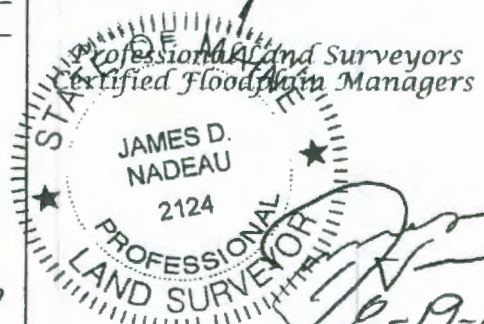
MUNICIPAL REFERENCE:

MAP: 178 BLOCK: B LOT: 8

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0013B ZONE: C DATE: 12/08/1998

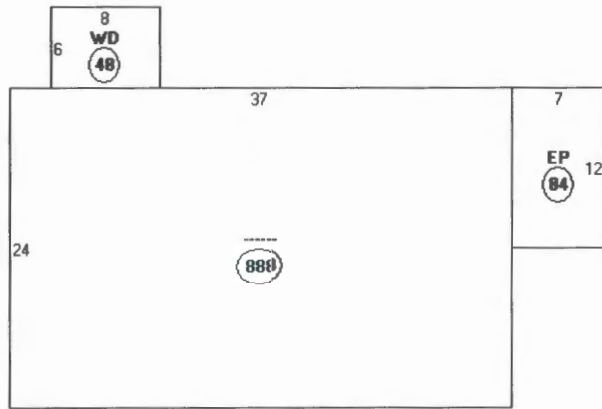
THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC



918 BRIGHTON AVE. PH. (207) 878-7870
PORTLAND, ME. 04102 F. (207) 878-7871
THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



Describe Area
A: ---
888 sqft
B: WD
48 sqft
C: EP
84 sqft