



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
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- 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
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- 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

This is not a Permit; you may not commence any work until the Permit is issued.



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: 55 Hamblet St.		
Total Square Footage of Proposed Structure/Area 75 SF	Square Footage of Lot 10,000	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 179 F 001-003	Applicant * must be owner, Lessee or Buyer* Name Denis Lachman & Karen Smith Address 55 Hamblet Ave City, State & Zip Port 04103	Telephone: 772-1195
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 20,000 C of O Fee: \$ _____ Total Fee: \$ 220⁰⁰
Current legal use (i.e. single family) Single Family Number of Residential Units 1 If vacant, what was the previous use? NA Proposed Specific use: same Is property part of a subdivision? No If yes, please name _____ Project description: 75 sq sunroom addition c rear.		
Contractor's name: Bruce Davis Address: 45 Quebec St. City, State & Zip Portland, 04101 Telephone: 756-0185 Who should we contact when the permit is ready: Denis Lachman Telephone: 772-1195 Mailing address: 55 Hamblet Ave, Portland, 04103		

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: **Denis Lachman** Date: **6.17.11**

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

Denis Lachman & Kiya Smith
55 Hamblet Ave
Portland, ME 04103
June 13, 2011
lachsmith@maine.rr.com

Greetings,

We are planning to construct a small addition this summer. The first step involves removing the outer wall of the storage room attached to the back of our house, and then constructing a small 75sqft addition, extending that storage room into a small sunroom! The following building permit application and drawings describe the project.

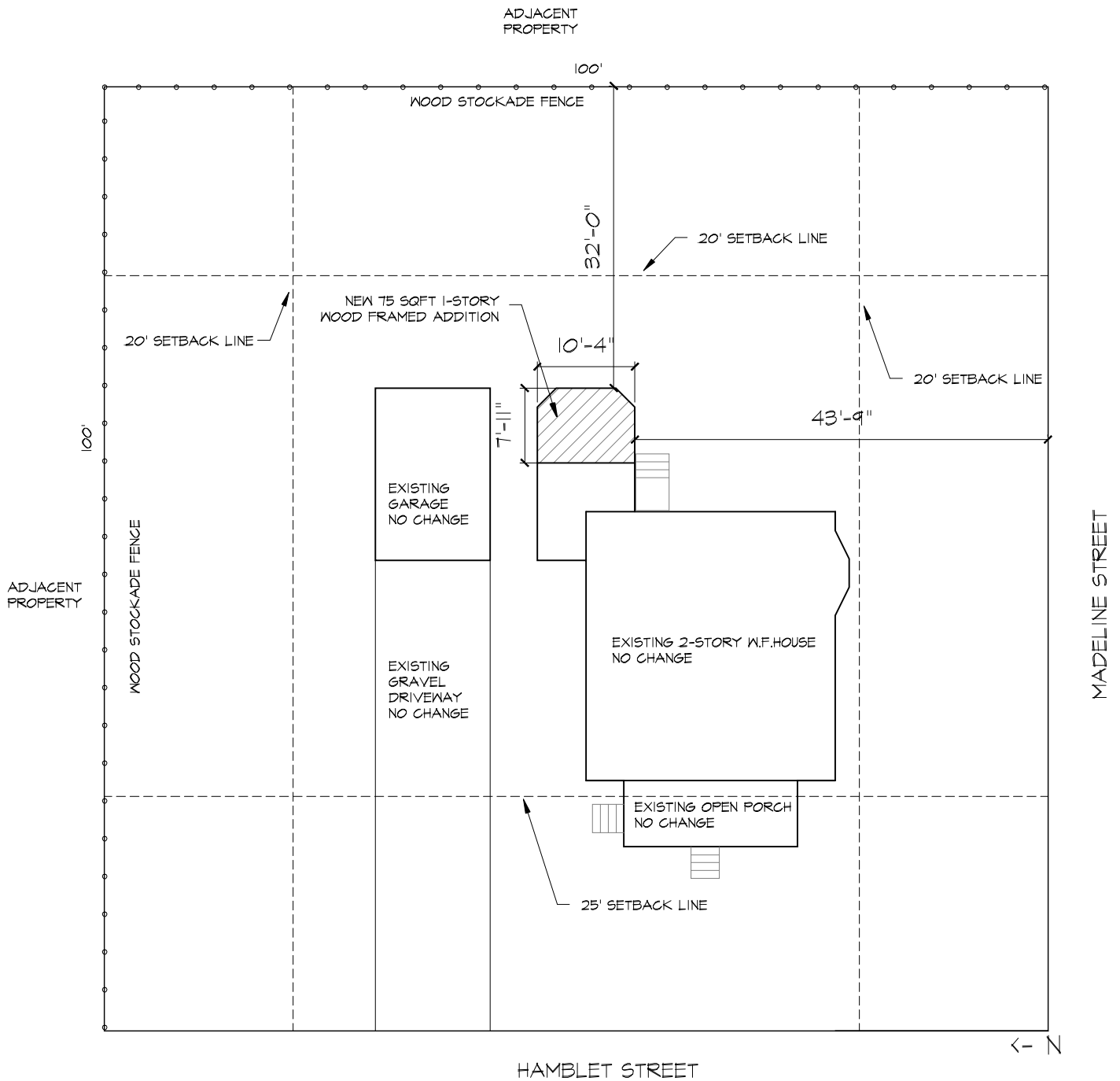
Please let us know if you have any questions.

Cheers, Denis & Kiya

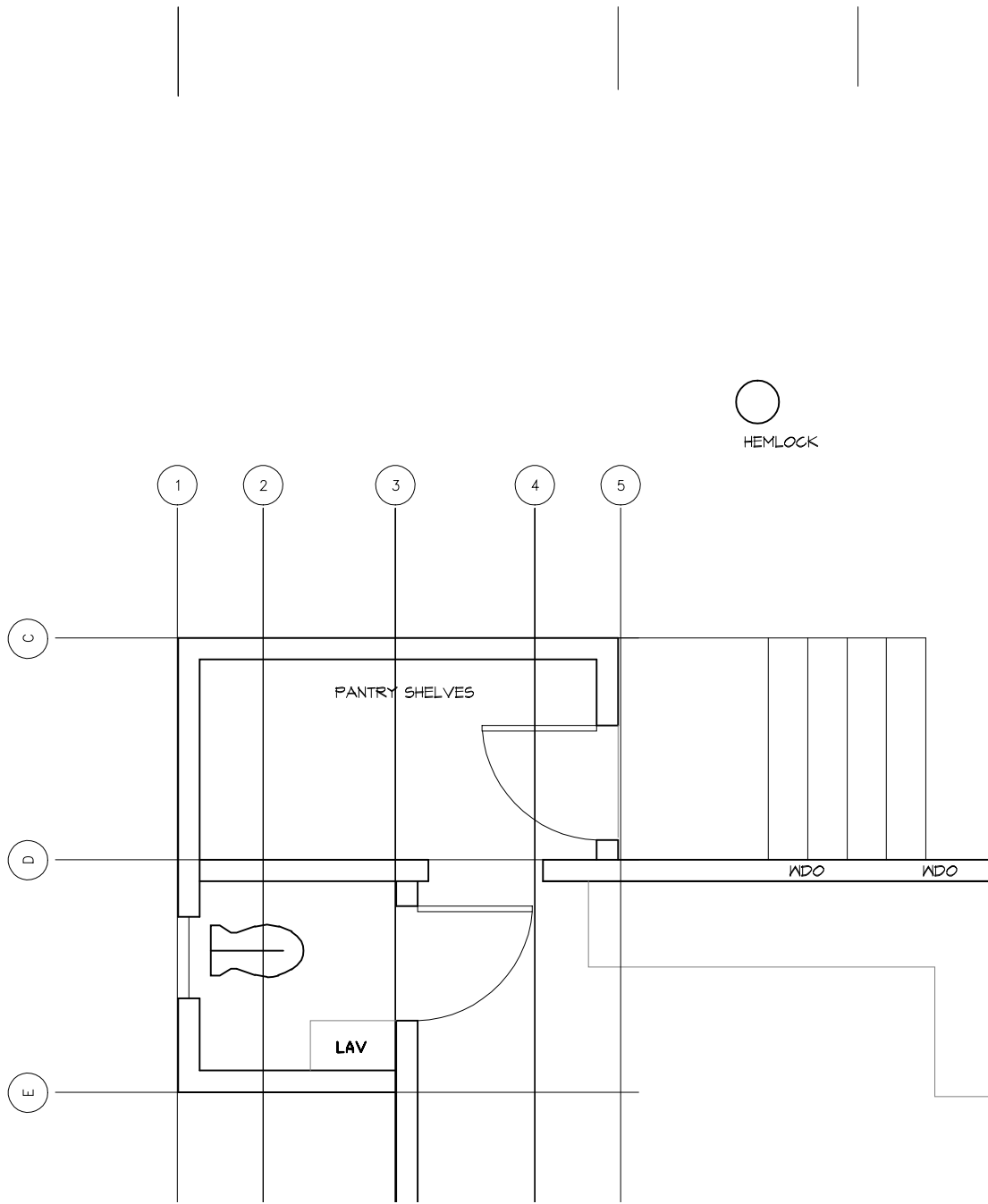


EXISTING LOT COVERAGE AREA = 1170 SQFT/10000 SQFT LOT = 11.7%

PROPOSED LOT COVERAGE AREA = 1245 SQFT/10000 SQFT LOT = 12.5%



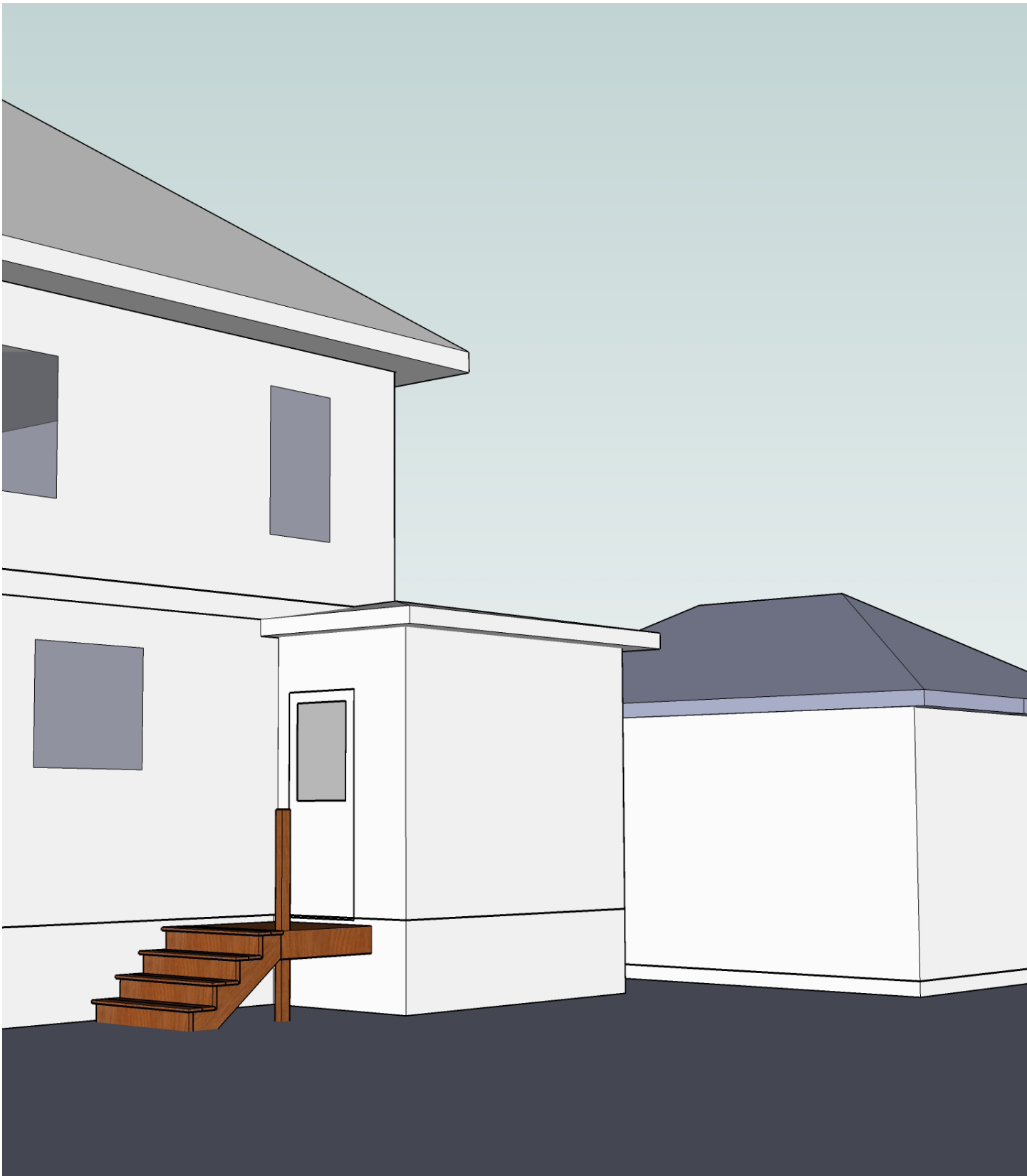
1	PLOT PLAN
	PLAN 1/16"=1'-0"



1	EXISTING FLOOR PLAN	
	PLAN	1/4" = 1'-0"



1	EXISTING PHOTO ELEVATION
	ELEVATION NO SCALE



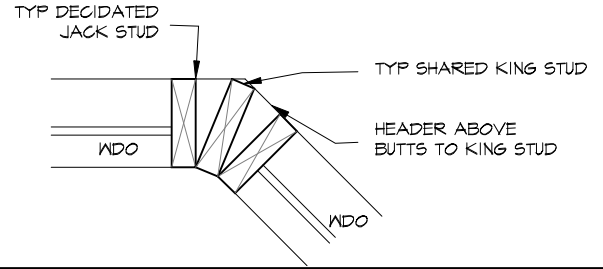
1	EXISTING ELEVATION
	ELEVATION NO SCALE



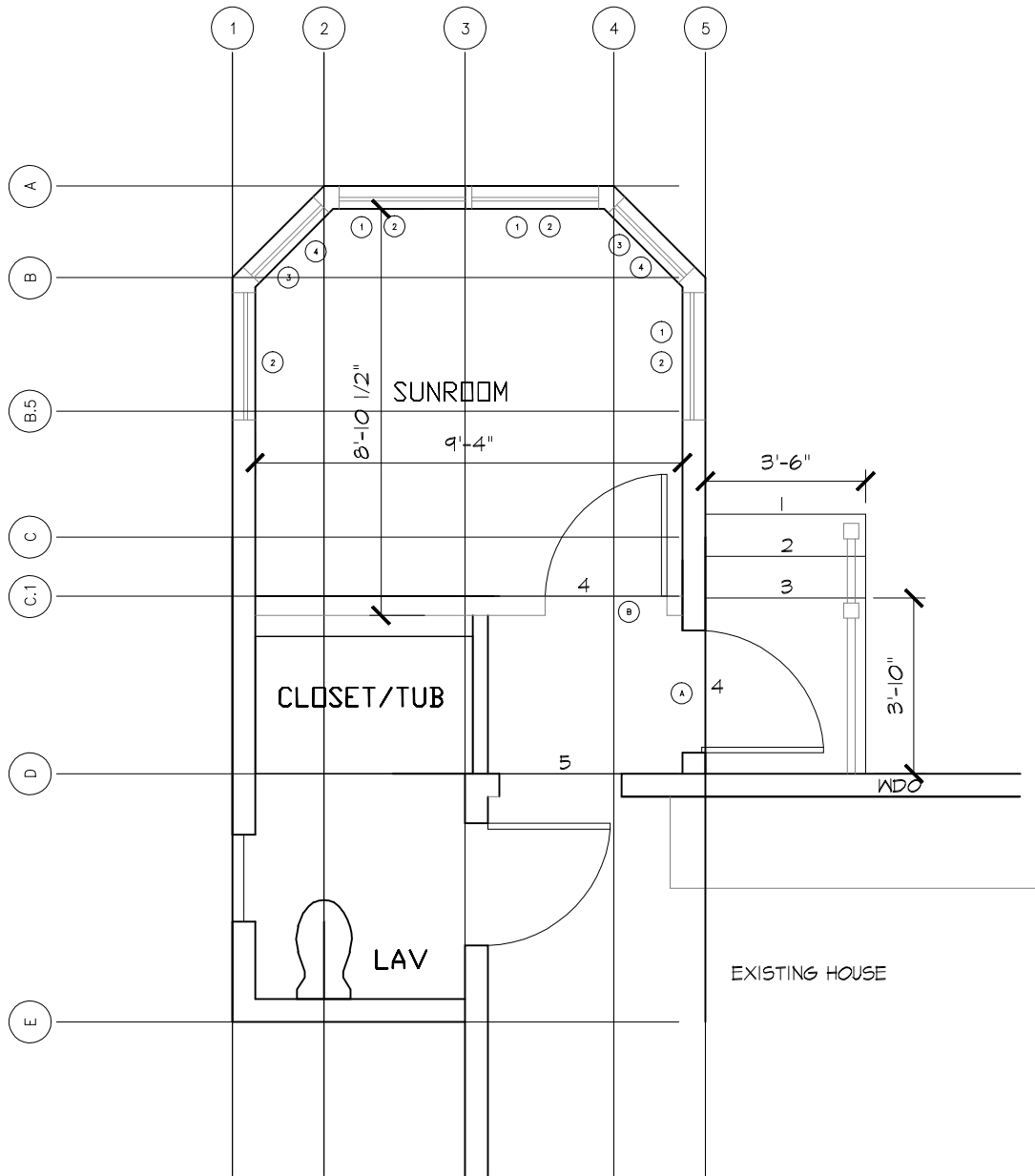
1	PROPOSED ELEVATION
	ELEVATION NO SCALE

Door Schedule			Window Schedule		
A	2'8" x 6'8" 1/2 lite insulated fiberglass thermatru ext. door	1	1	Marvin DBH 3256	3
B	2'8" x 6'8" 6-panel wood int. 1 3/8"	1	2	Marvin AWN 3216	4
			3	Marvin DBH 2856	2
			4	Marvin AWN 2816	2

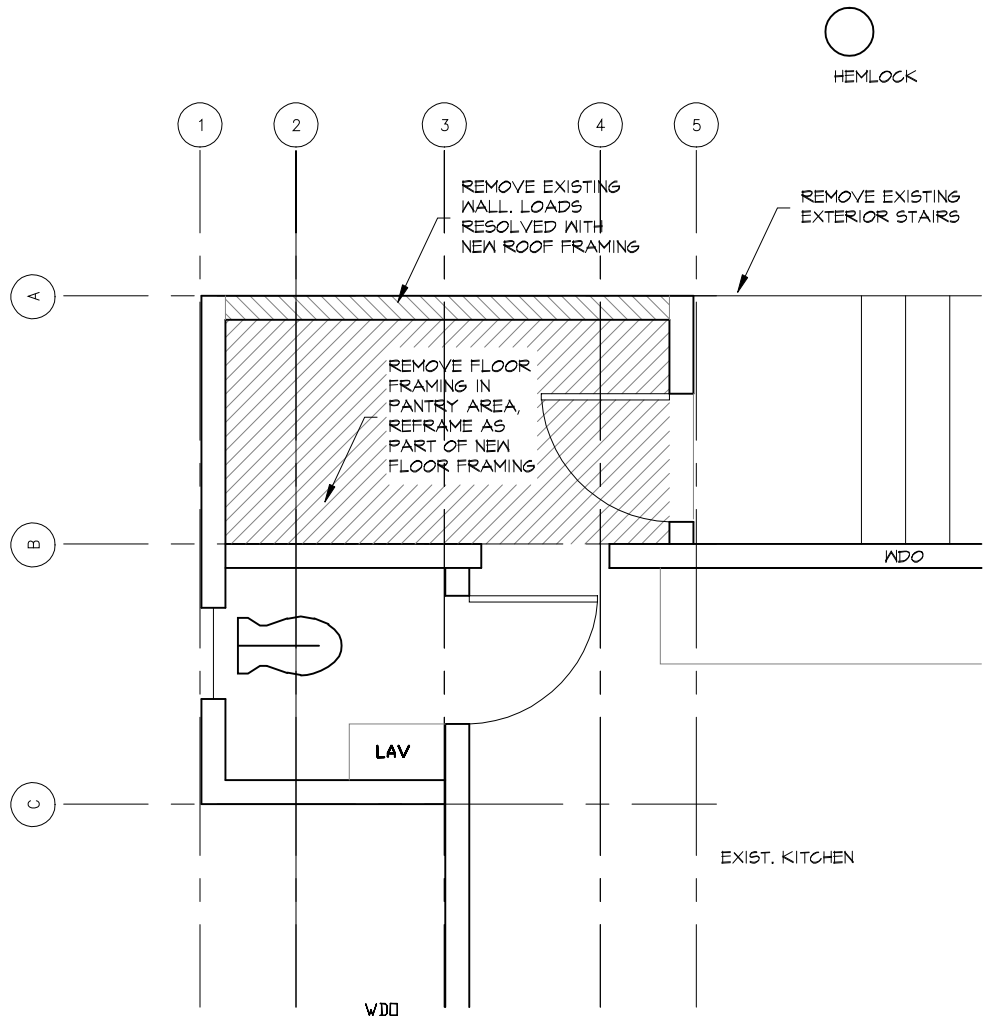
All windows max U value - 0.3



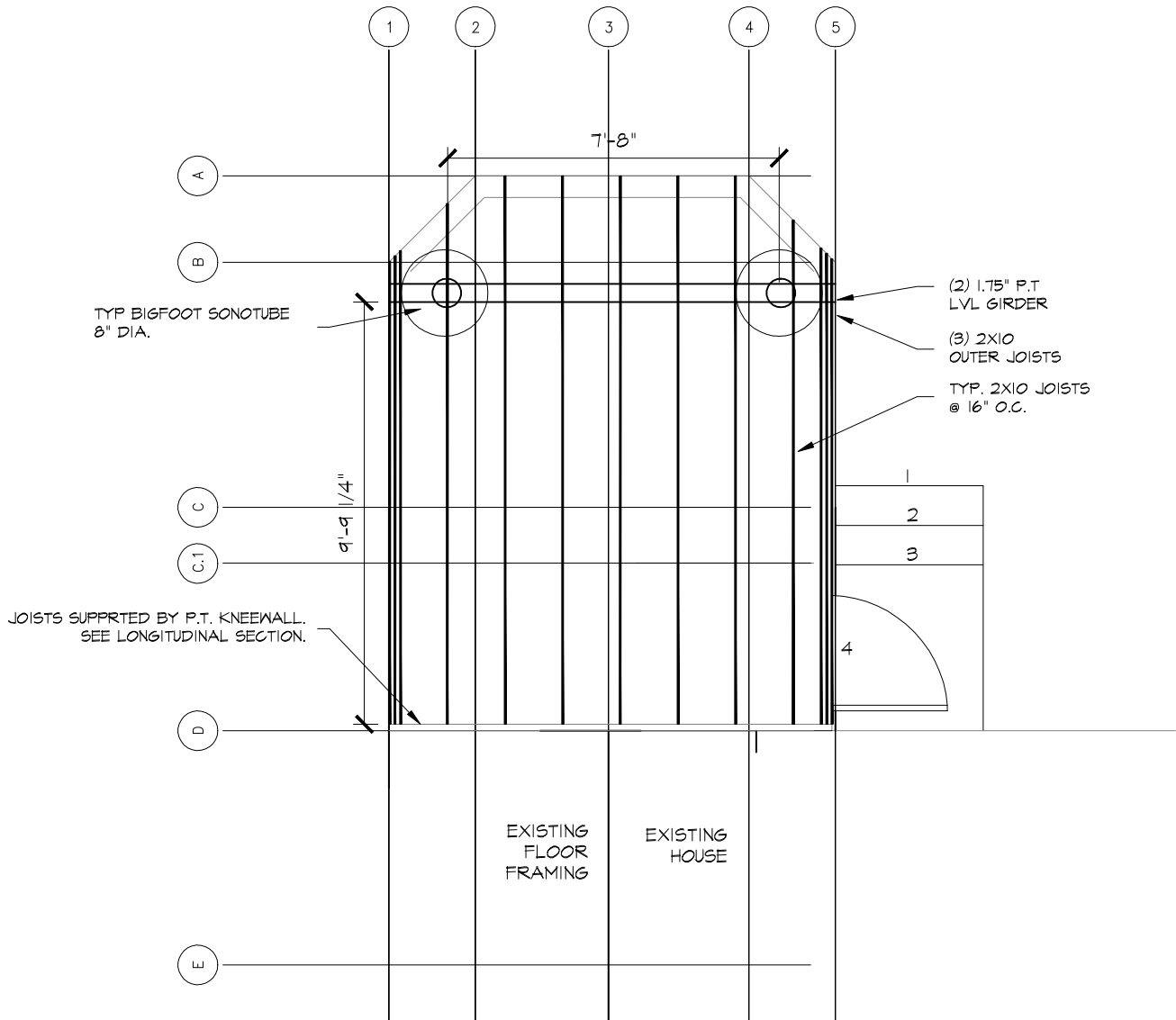
1	CORNER FRAMING DETAIL
	PLAN DETAIL 1"=1'-0"



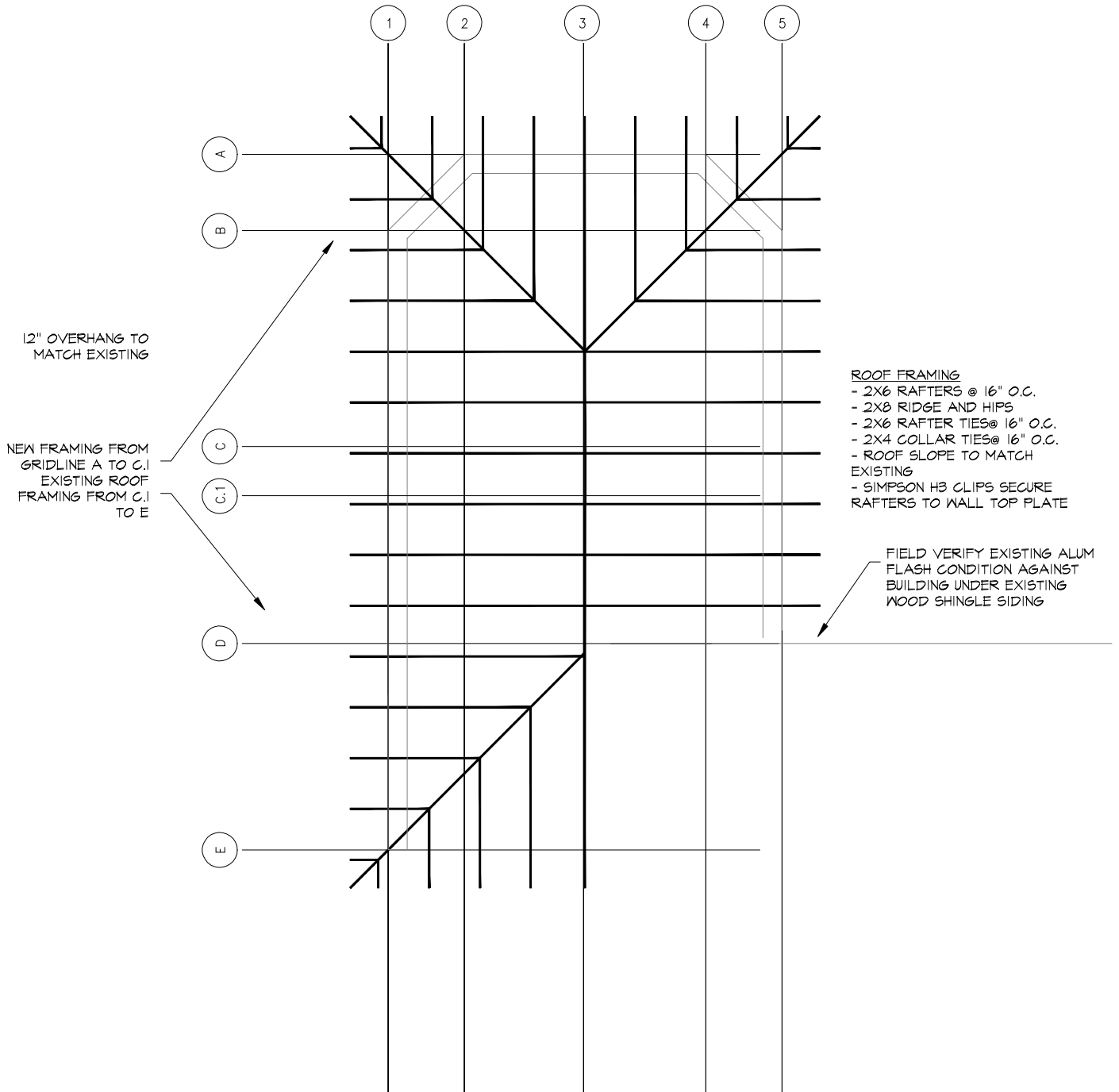
2	PROPOSED FLOOR PLAN
	PLAN 1/4"=1'-0"



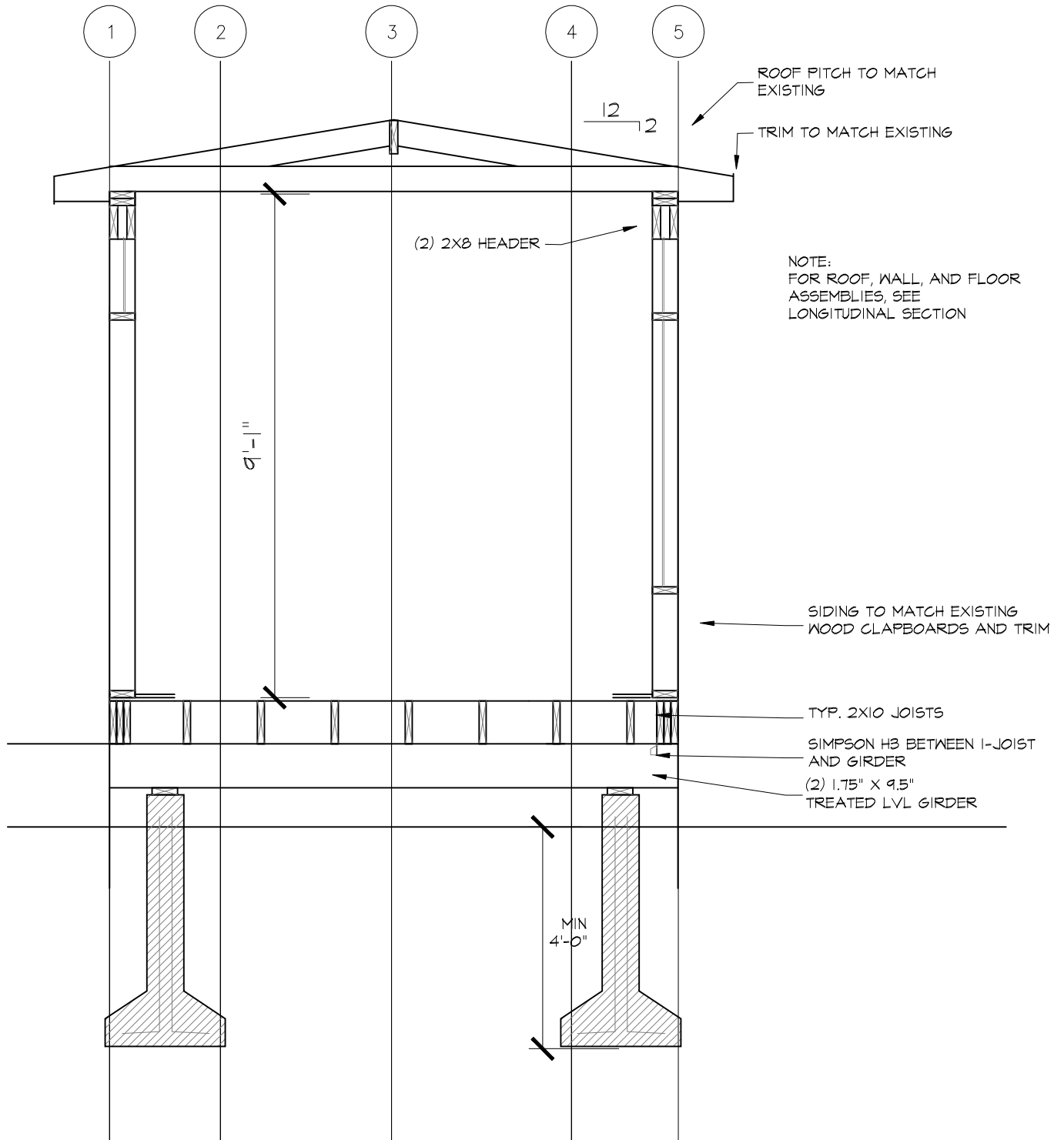
1	DEMO PLAN
	PLAN 1/4" = 1'-0"



1	FLOOR FRAMING
	PLAN 1/4" = 1'-0"



1	ROOF FRAMING PLAN
	PLAN 1/4" = 1'-0"



1	CROSS SECTION ALONG GRIDLINE B.5
	SECTION $3/8" = 1'-0"$

ROOF ASSEMBLY (OUT TO IN)

- COMPOSITION SHINGLES
- 3' 1 1/2" SHIELD @ EAVES
- ALUM. FLASHING TO HOUSE
- WOOD SHINGLE SIDING
- ALUM. DRIP ADGE
- ALUM. GUTTER
- 5/8" ADVANTECH SHEATHING
- R-49 MIN SPRAYFOAM INSULATION AT UNDERSIDE OF ROOF DECK
- 2X6 RAFTERS @ 16" O.C.
- 2X8 RIDGE AND HIP
- 2X6 RAFTER TIES @ 16" O.C.

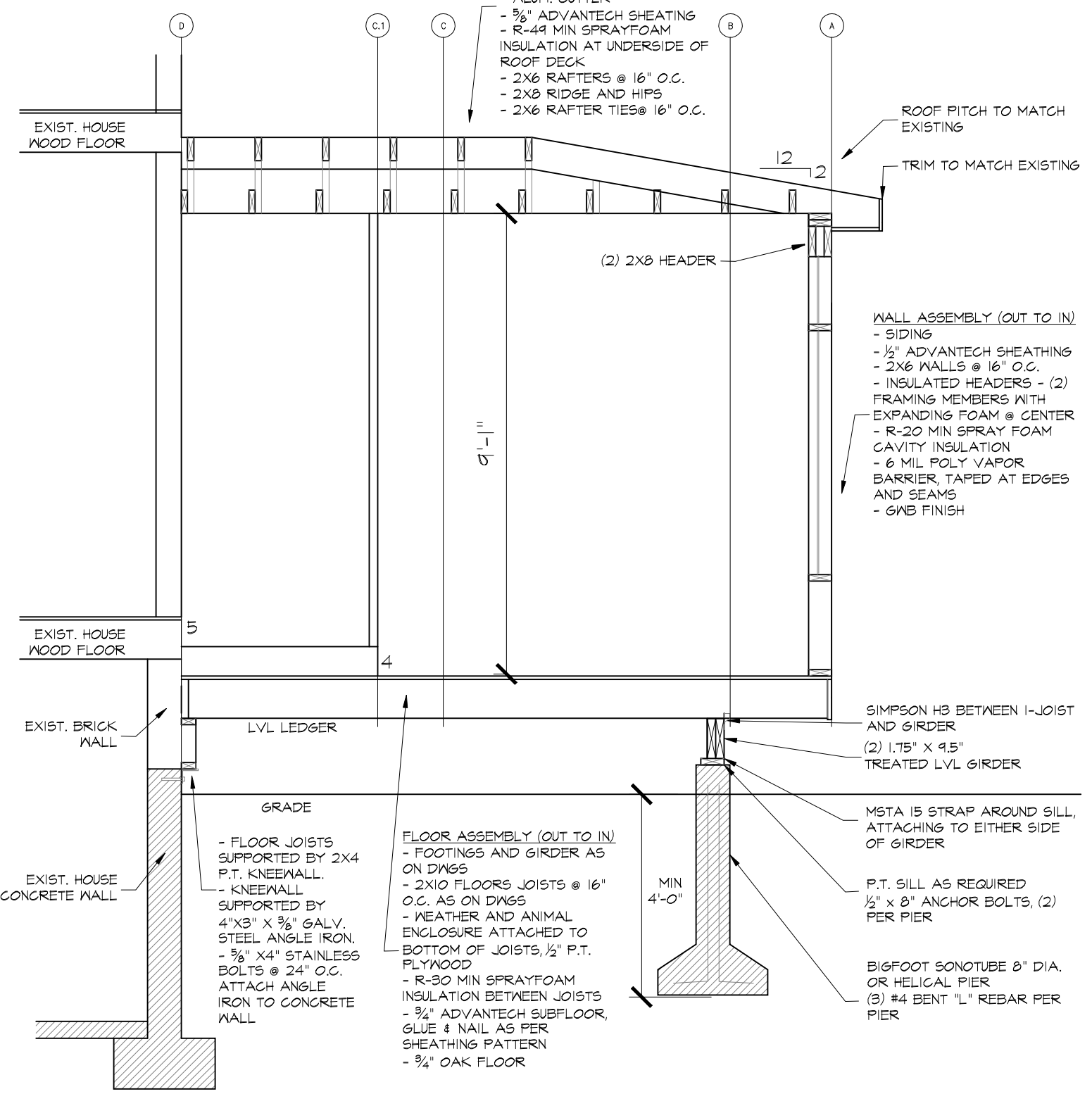
WALL ASSEMBLY (OUT TO IN)

- SIDING
- 1/2" ADVANTECH SHEATHING
- 2X6 WALLS @ 16" O.C.
- INSULATED HEADERS - (2) FRAMING MEMBERS WITH EXPANDING FOAM @ CENTER
- R-20 MIN SPRAY FOAM CAVITY INSULATION
- 6 MIL POLY VAPOR BARRIER, TAPED AT EDGES AND SEAMS
- GWB FINISH

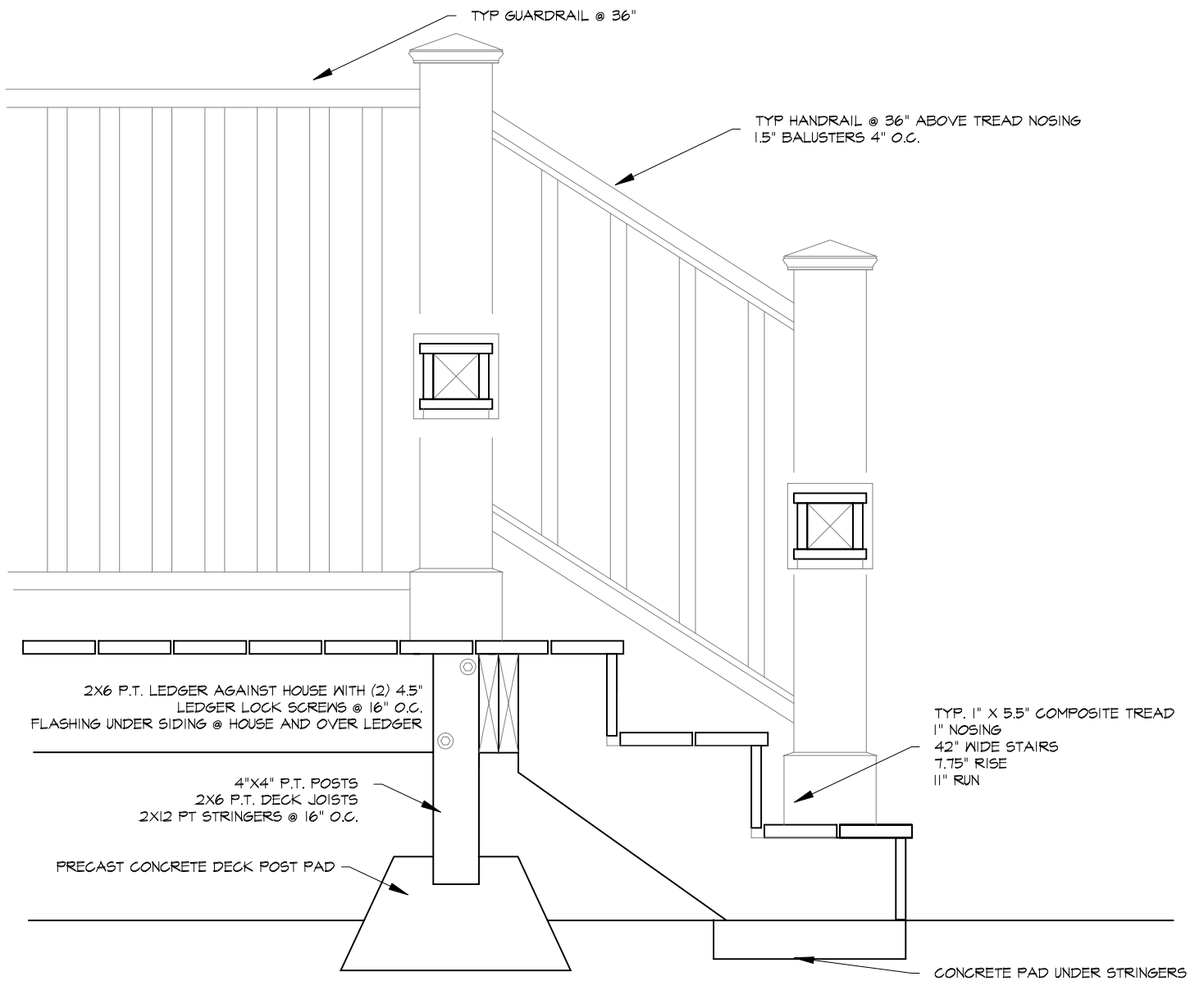
FLOOR ASSEMBLY (OUT TO IN)

- FOOTINGS AND GIRDER AS ON DWGS
- 2X10 FLOORS JOISTS @ 16" O.C. AS ON DWGS
- WEATHER AND ANIMAL ENCLOSURE ATTACHED TO BOTTOM OF JOISTS, 1/2" P.T. PLYWOOD
- R-30 MIN SPRAYFOAM INSULATION BETWEEN JOISTS
- 3/4" ADVANTECH SUBFLOOR, GLUE & NAIL AS PER SHEATHING PATTERN
- 3/4" OAK FLOOR

- FLOOR JOISTS SUPPORTED BY 2X4 P.T. KNEEWALL.
- KNEEWALL SUPPORTED BY 4"X3" X 3/8" GALV. STEEL ANGLE IRON.
- 5/8" X4" STAINLESS BOLTS @ 24" O.C. ATTACH ANGLE IRON TO CONCRETE WALL



1	LONGITUDINAL SECTION ALONG GRIDLINE 3
SECTION	3/8" = 1'-0"



1	STAIRS
	DETAILS 1"=1'-0"

Typical Air Sealing Building Envelope

- Seal any rim joists to plywood decking. Use construction adhesive or caulking between multiple top plates.
 - Seal bottom plates of exterior frame walls to the sub-floor with construction adhesive or caulking.
 - Window frames and door jambs must be sealed to their rough openings using low expansion foam, backer rod or caulk but NOT fiberglass.
 - All penetrations& air paths through the building envelope to the exterior must be carefully sealed.
 - Air sealing at Rough Framing at Floors, Walls and Ceilings
 1. Plumbing, Electrical and Heating systems penetrations
 2. Joints around masonry
 3. Building areas such as floor transitions, dropped soffits, split-level transitions and cantilevers must be identified and sealed with a continuous air barrier. Where joist spans or stud bays run between a heated and unheated area all bays must be blocked and sealed at the transition.
 - Air sealing after Drywall:
 1. Switch boxes and Outlet boxes sealed to drywall
 2. Through-wall vent penetrations sealed
 3. Light box penetrations sealed to drywall
 4. Attic, crawl space and roof access doors and hatches must be weather-stripped and insulated
- Electrical boxes on exterior walls and ceilings should either be airsealed or placed in airtight enclosures.