

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Rose & Harold Munson

Located At 42 WOLCOTT ST

Job ID: 2012-01-3070-ALTR

CBL: 185- E-011-001

has permission to add a 10 by 10 foot dormer with 3/4 bath.

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


02/07/2012
Code Enforcement Officer / Plan Reviewer

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: 2012-01-3070-ALTR	Date Applied: 1/9/2012	CBL: 185- E-011-001	
Location of Construction: 42 WOLCOTT ST	Owner Name: ROSE & HAROLD MUNSON	Owner Address: 42 WOLCOTT ST PORTLAND, ME 04102	Phone: 207-773-7821
Business Name:	Contractor Name: Jim Lombardo	Contractor Address: 76 Pride ST WESTBROOK ME 04092	Phone: (207) 329-5484
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same -- single family -- add 10' dormer on the rear of the house	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone 1/27/12</i>	Inspection: Use Group: R-3 Type: SB MUBEL Signature: <i>[Signature]</i>
Proposed Project Description: add 10' x 10' dormer		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>Using Section 14-43.6(b)</i> <input type="checkbox"/> Flood Zone <i>6% increase in floor area</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 1/12/12 ABM</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:	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>ABM</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 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



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.

25
2012 01 3070
S/F 66

Location/Address of Construction: <u>42 WOLCOTT ST</u>		
Total Square Footage of Proposed Structure/Area <u>100 S/F</u>	Square Footage of Lot	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>E 011</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>ROSE + HAROLD MUMFORD</u> Address <u>42 WOLCOTT ST</u> City, State & Zip <u>PORT. 04103</u>	Telephone: <u>773-7821</u>
Lessee/DBA RECEIVED JAN - 9 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$12000.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>120.00</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? Proposed Specific use: Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>ADD ONE 10' X 10' BATH DORMER</u>		
Contractor's name: <u>JIM LOMBARDO</u> Email:		
Address: <u>76 PRIDE ST</u>		
City, State & Zip <u>WEST. ME 04092</u>		Telephone: <u>329-5484</u>
Who should we contact when the permit is ready: <u>JIM LOMBARDO</u>		Telephone: <u>329-5484</u>
Mailing address: <u>76 PRIDE ST WEST. 04092</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:

Date:

1-8-12

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

R305.1.1 Basements. Portions of *basements* that do not contain *habitable space*, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.

**SECTION R306
SANITATION**

R306.1 Toilet facilities. Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.

R306.2 Kitchen. Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

R306.3 Sewage disposal. All plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

R306.4 Water supply to fixtures. All plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

**SECTION R307
TOILET, BATH AND SHOWER SPACES**

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

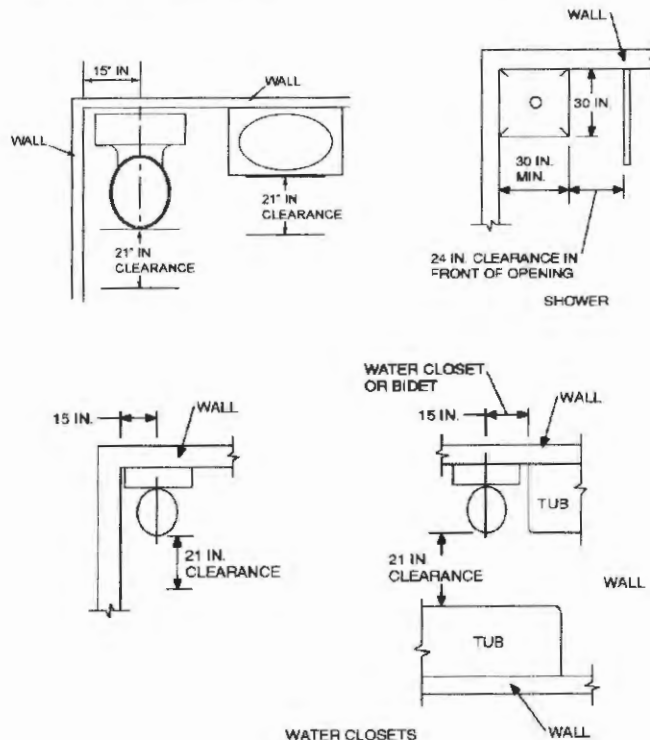
R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

**SECTION R308
GLAZING**

R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A *label* shall be permitted in lieu of the manufacturer's designation.

Exceptions:

1. For other than tempered glass, manufacturer's designations are not required provided the *building official*



For SI: 1 inch = 25.4 mm.

**FIGURE R307.1
MINIMUM FIXTURE CLEARANCES**

42- wolcott STREET PLOT PLAN

R-5

lot size 5000 sq ft
land area purch 3,200 sq ft
front 30' or average - 6' x
Side/s. street. 15' - 16' x
Side - 8' or 12' - 47' x

using section 14-436(b)

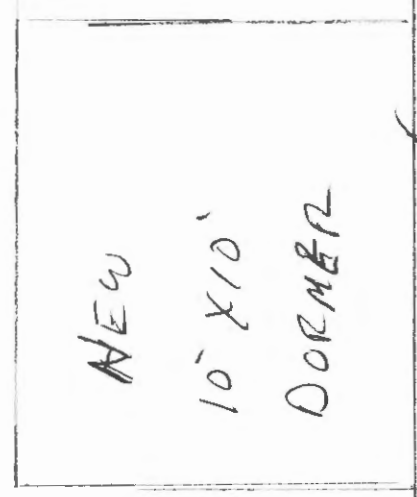
80% increase of 7200
= 5760

dormer 10x10 = 400

$\frac{40}{5000} = 0.8\%$
5000 x 0.8% = 40 increase

30'

FRONT OF HOUSE



BACK

24'

DRIVEWAY

8'



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 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- 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.

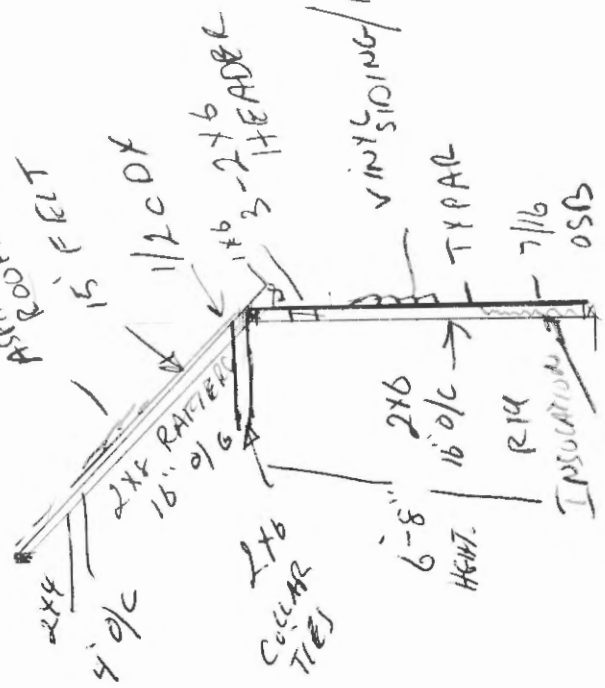
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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

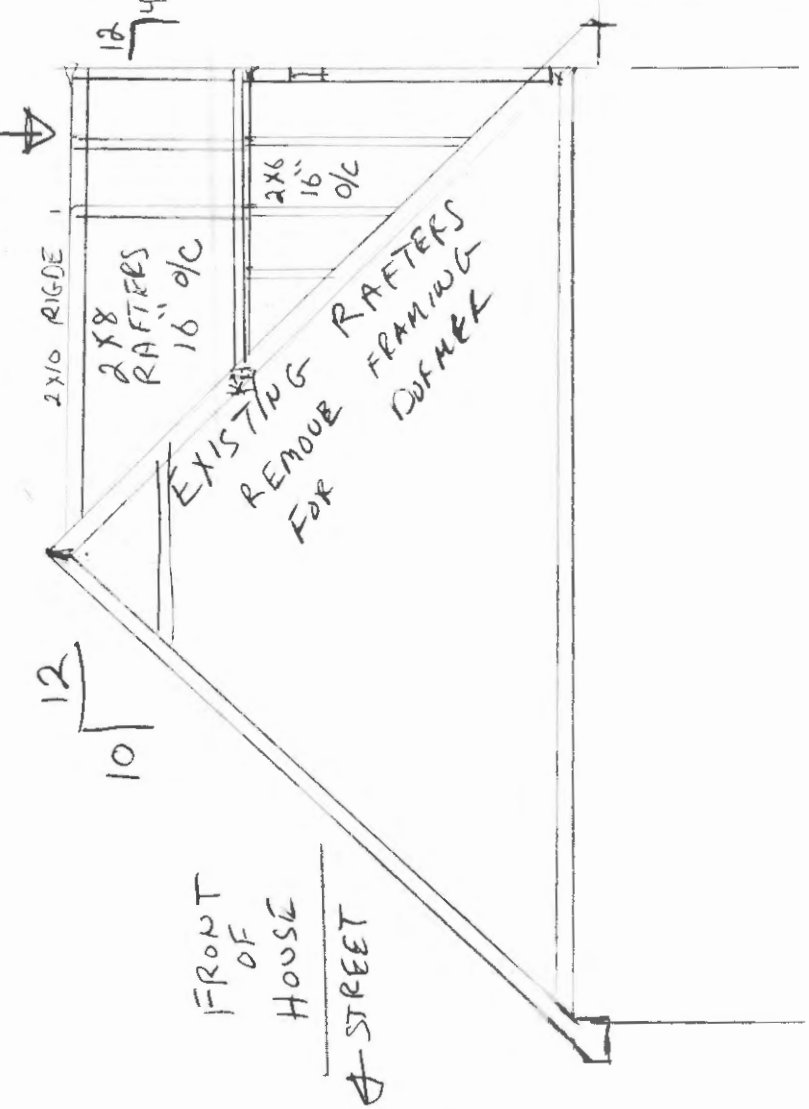
HEADER DETAIL



EXISTING RAFTERS MATCH



NEW DORMER
AT BACK OF HOUSE

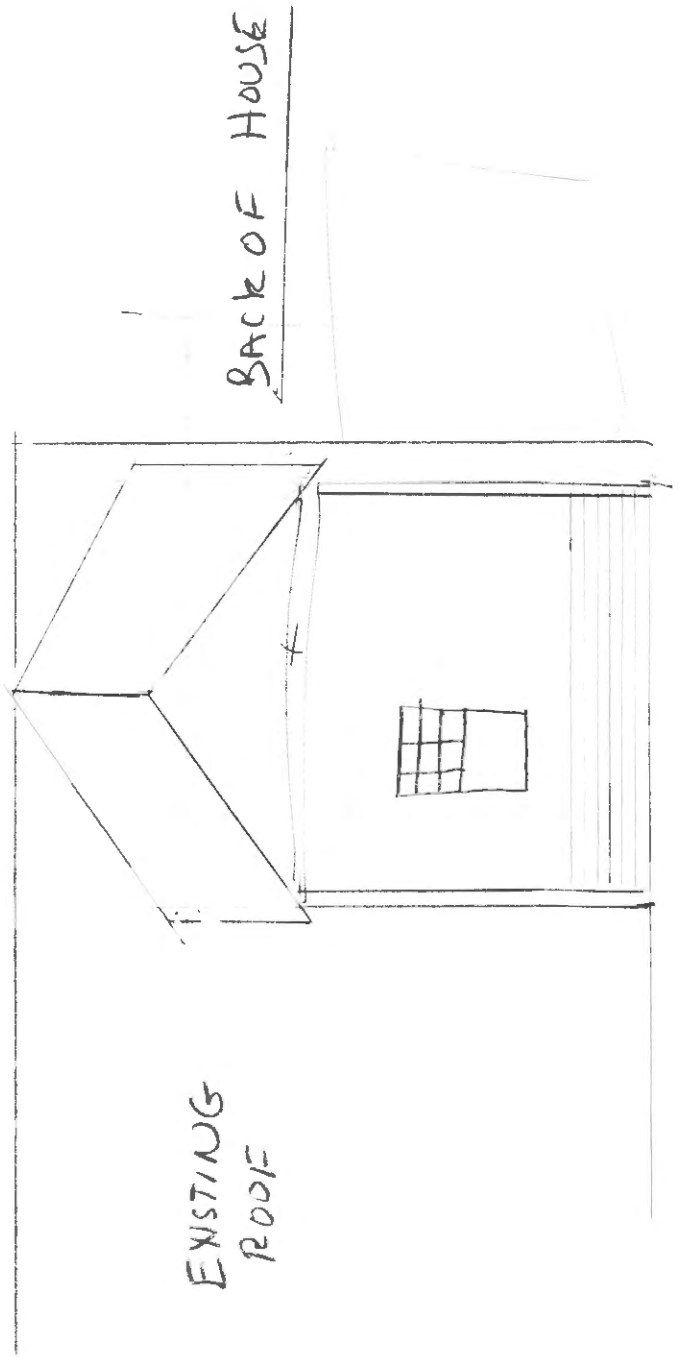


CROSS SECTION

42 WOLCOTT ST
DORMER

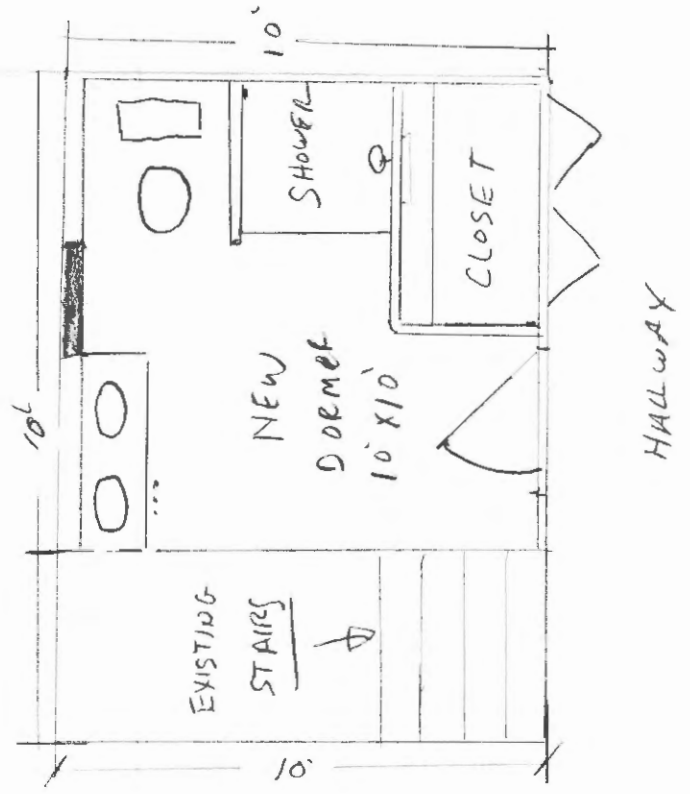
ELEVATION / DORMER

42 WOLCOTT



42 WACCOTT ST.

FLOOR PLAN FOR FORMER
AT BACK OF HOUSE



EXISTING
BEDROOM
UPSTAIRS