

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

GOLDBERG ELEANOR J /Papi & Romano Builders, Inc

**Located at**

146 WHITNEY AVE

**PERMIT ID:** 2013-01816

**ISSUE DATE:** 10/28/2013

**CBL:** 186A A027001

has permission to **Amend permit #201301150; Add dining room bump out toward the rear of the property**

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 cloed-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.

*/s/ Chris Pirone*

*/s/ Jon Rioux*

**Fire Official**

**Building Official**

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

*Approved Property Use - Zoning*  
single family

*Building Inspections*

*Fire Department*

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

**Check the Status or Schedule an Inspection On-Line at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Backfill  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
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.

|  |  |  |  |                                  |
|--|--|--|--|----------------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>  |  | <b>Permit No:</b><br>2013-01816  | <b>Date Applied For:</b><br>08/14/2013 | <b>CBL:</b><br>186A A027001      |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |  |  |  |                                  |
| <b>Proposed Use:</b><br>Same: Single Family  |  | <b>Proposed Project Description:</b><br>Amend permit #201301150; Add dining room bump out toward the rear of the property  |  |                                  |
| <b>Dept:</b> Zoning  |  | <b>Status:</b> Approved w/Conditions   | <b>Reviewer:</b> Marge Schmuckal       | <b>Approval Date:</b> 08/19/2013 |
| <b>Note:</b>   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                                  |
| <b>Conditions:</b>   |  | 1) The dining room bump outs on the rear appear to meet the R-3 Zone requirements, Must have 8' minimum on the side and 25' minimum on the rear.   |  |                                  |
| <b>Dept:</b> Building  |  | <b>Status:</b> Approved w/Conditions   | <b>Reviewer:</b> Jon Rioux             | <b>Approval Date:</b> 10/28/2013 |
| <b>Note:</b> Spoke with the Contractor he stated that the permit is to expand the footprint by 2'-0" only  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                                  |
| <b>Conditions:</b>   |  | 1) Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead. |  |                                  |
| 2) R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.   |  | Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.   |  |                                  |
| 3) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.  |  | For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).   |  |                                  |
| 4) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.   |  | Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.  |  |                                  |
| 5) R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor. |  | 6) 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.  |  |                                  |
| 7) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.  |  |  |  |                                  |
| <b>Dept:</b> Fire  |  | <b>Status:</b> Approved w/Conditions   | <b>Reviewer:</b> Chris Pirone          | <b>Approval Date:</b> 09/03/2013 |
| <b>Note:</b>   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                                  |
| <b>Conditions:</b>   |  | 1) A sprinkler system is recommended but not required based on the following:<br>Plans indicate the addition will not exceed _50_% of the total completed structure.<br>Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.   |  |                                  |

PERMIT ID: 2013-01816

Located at: 146 WHITNEY AVE

CBL: 186A A027001

2) Required only in areas affected by the renovation:

Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:

- (1) All sleeping rooms
- (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
- (3) On each level of the dwelling unit, including basements.

Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:

- (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces

3) Street addresses shall be marked on the structure

4) All construction shall comply with City Code Chapter 10.