

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

BERRY GEORGE P & AMY J JTS

Located at

41 STEVENS AVE

PERMIT ID: 2017-01206

ISSUE DATE: 10/06/2017

CBL: 188 A032001

has permission to **Renovation of kitchen, enclosing existing covered porch on front & adding enclosed front porch 5'x8' with landing & stairs, remove rear porch and build new rear landing, stairs, & porch.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/s/ Greg Gilbert

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

Use Group:

single family residence

addition

2009 IRC / MUBEC

Type:

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Framing Only
Electrical - Residential
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01206	Date Applied For: 07/25/2017	CBL: 188 A032001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family		Proposed Project Description: Renovation of kitchen, enclosing existing covered porch on front & adding enclosed front porch 5'x8' with landing & stairs, remove rear porch and build new rear landing, stairs, & porch.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 08/09/2017
Note: R-3 Zone front - 25' - >25' at closest point.- OK rear - 25' - >94' - OK side - 8' - 16' - OK lot coverage - 35% of 15104 = 5286.4 sf - 1938 sf total - OK				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required front setback of 25 feet must be established. Due to the proximity of the setback of the proposed addition, it may be required to be located by a surveyor.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 10/06/2017
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) R502.2.2.1 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot 40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure preservative-treated Southern Pine, incised pressure-preservative- treated Hem-Fir or approved decay- resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/2-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.				
R502.2.2.1.1 Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.				
R502.2.2.2 Alternate deck ledger connections. Deck ledger connections not conforming to Table R502.2.2.1 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.				
R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.				
2) 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.				
3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
4) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				