

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2013-00131	Issue Date:	CBL: 286 A018001
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Location of Construction: 54 GROVESIDE RD	Owner Name: BARRY HANNAH F & JOHN R BARRY JTS	Owner Address: 54 GROVESIDE RD PORTLAND, ME 04102	Phone: (207) 774-4509
Business Name:	Contractor Name: self	Contractor Address: Portland ME	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3
Past Use: Single family home	Proposed Use: Single family home	Permit Fee: \$60.00	Cost of Work: \$4,000.00
Proposed Project Description: Construction of family room in basement *AFTER THE FACT*		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: SFS IRC, 2009 (NUBEC)
		Signature:	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit bjs	<b>Zoning Approval</b>		
	<p>1. T A, Fe</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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>S 1/23/13</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>

**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

2/15/13

G  
F/DWM

\$ BKL

STAIR 67 5/8" 6'-2" - majority

400-14150  
Peter Blake

RAILING NOT RETURNED @ BOTTOM

ELEC - OK

HEAD ROOM - HABIT SPACE 6' - 7 1/2"

2x8 FL. JOIST

1 1/2" TMBR HEADER - 27.30" OF FLOOR SPAN

EMG TO FLOOR 6'-11 1/2"

24" RAIL HEIGHT

SMOKES IN REST OF HSE

CD IN REST OF HSE

WORK PERFORMED W/O PERMIT ISSUANCE

WORK DOES NOT MEET REQUIREMENTS OF HABITABLE SPACE (IRC-2009)  
(MUBEC)

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BARRY HANNAH F & JOHN R BARRY JTS/self

**Located at**

54 GROVESIDE RD

**PERMIT ID:** 2013-00131

**CBL:** 286 A018001

has permission to **Construction of family room in basement \*AFTER THE FACT\***  
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 clsoed-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.

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 02/12/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

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

**REQUIRED INSPECTIONS:**

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.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2013-00131	<b>Date Applied For:</b> 01/22/2013	<b>CBL:</b> 286 A018001
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<b>Location of Construction:</b> 54 GROVESIDE RD	<b>Owner Name:</b> BARRY HANNAH F & JOHN R B	<b>Owner Address:</b> 54 GROVESIDE RD	<b>Phone:</b> (207) 774-4509
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single family home	<b>Proposed Project Description:</b> Construction of family room in basement *AFTER THE FACT*
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/23/2013

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. The area is not approved for an In-Law apartment The basement is not to be rented out separately and shall not have kitchen facilities installed for a separate unit. Any use change to add an additional dwelling unit requires special reviews and approvals.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 02/13/2013

**Note:** **Ok to Issue:**

- 1) This permit recognizes pre-existing "after-the-fact" construction that does certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection. Modifications may be required for building, plumbing, and electrical compliance.
- 2) Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
- 3) R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.7.8.2.
- 4) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
- 5) A licensed Electrician must certify compliance with the "after-the-fact" electrical wiring, namely the basement level wiring installed without benefit of an electrical permit. A letter stating such certification shall be submitted to the city prior to the final inspection.
- 6) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

**CBL:** 286 A0180      **Permit ID:** 2013-00131

**Additional Comments:**

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**2/13/2013-JRIOUX/Building:**

Spoke with Peter Blake i.e. minimal stairwell requirements and modifications that may be required pending a field inspection.



# 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>54 Groveside Rd. Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>400 sq. feet</u>	Square Footage of Lot <u>.195 acre</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>286</u> Block# <u>A</u> Lot# <u>18</u>	Applicant: (must be owner, lessee or buyer) Name <u>Hannah Barry</u> Address <u>54 Groveside Rd.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-774-4569</u> <u>207-671-3741 (cell)</u>
Lessee/DBA <b>RECEIVED</b>  <u>JAN 22 2013</u>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: <u>\$4000</u> C of O Fee: <u>\$</u> Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>60-</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>Family room in single family home.</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Family room in basement. after the fact</u>		
Contractor's name: <u>N/A</u> Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Hannah Barry</u> Telephone: <u>207-671-3741</u> Mailing address: <u>see above</u> <u>David Banks</u> <u>207-831-8033</u>		

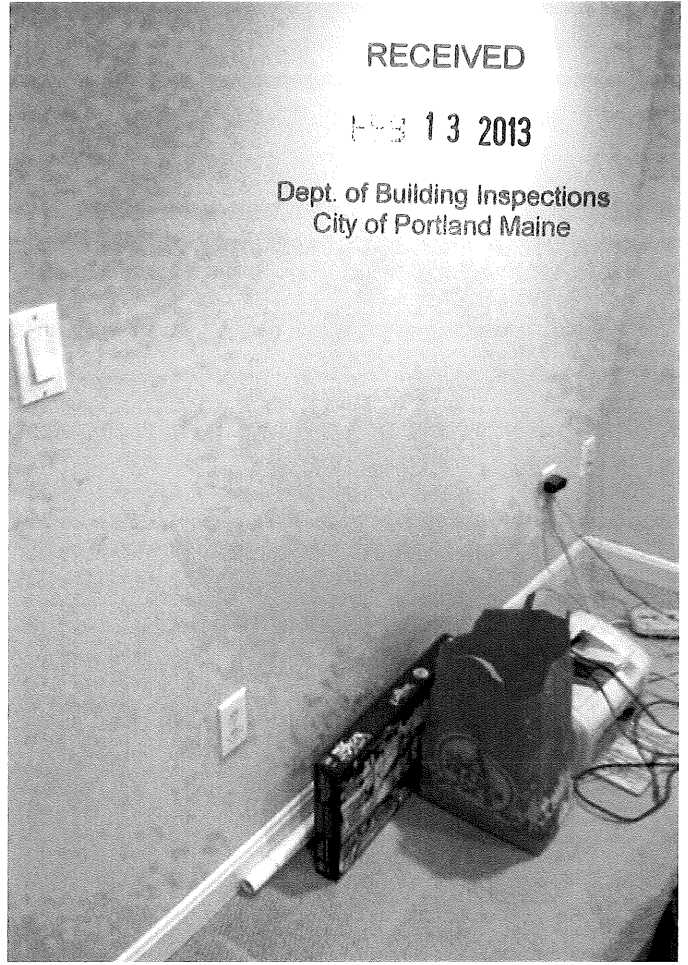
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: 1/21/2013

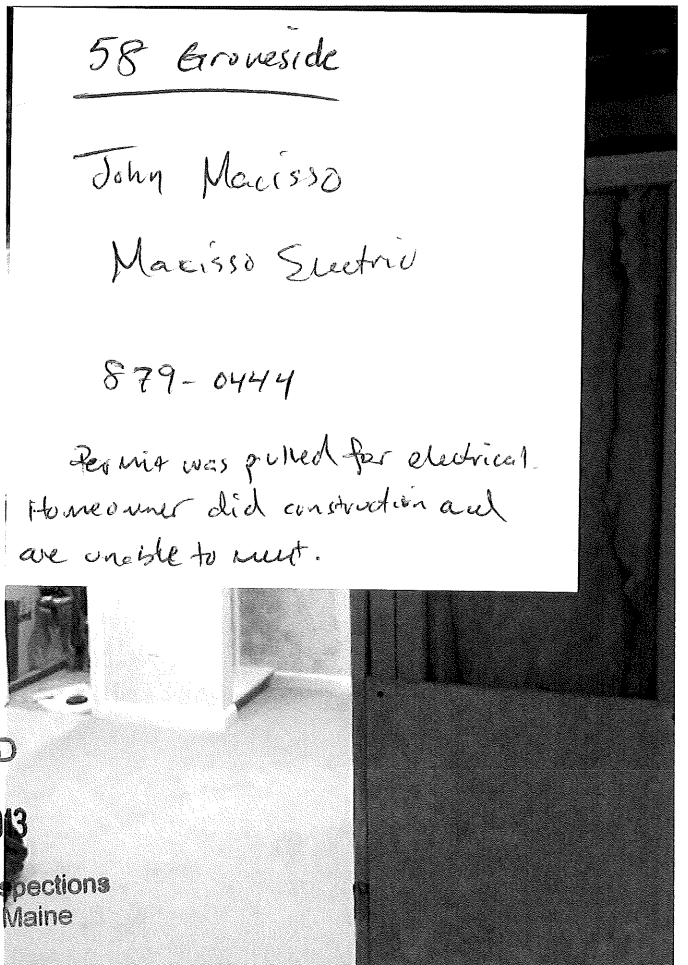
This is not a permit; you may not commence ANY work until the permit is issued



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FEB 13 2013

Dept. of Building Inspections  
City of Portland Maine



58 Groveside

John Macisso

Macisso Electric

879-0444

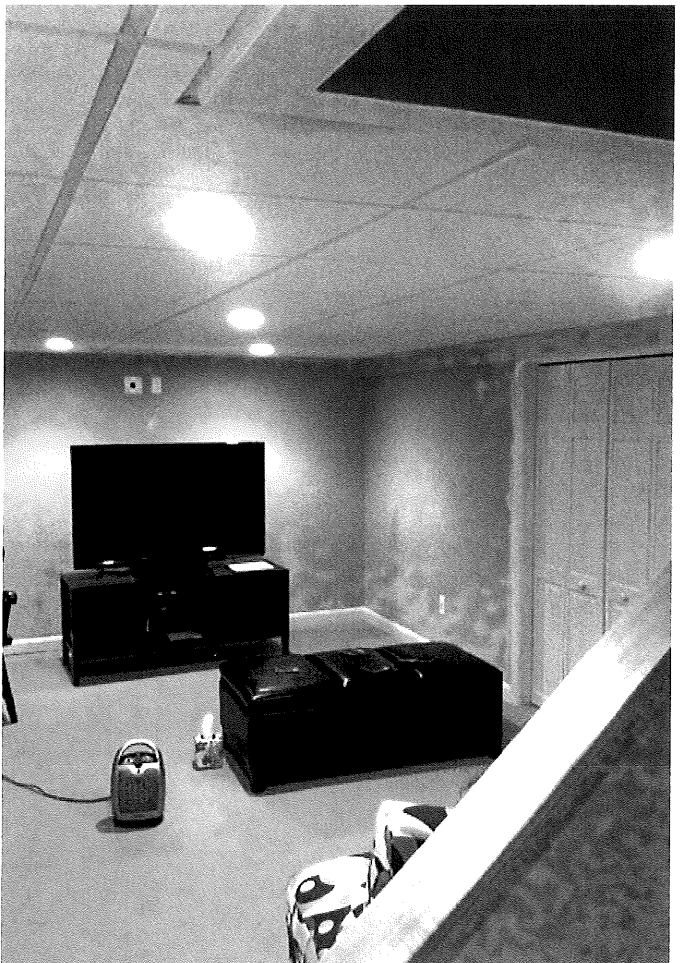
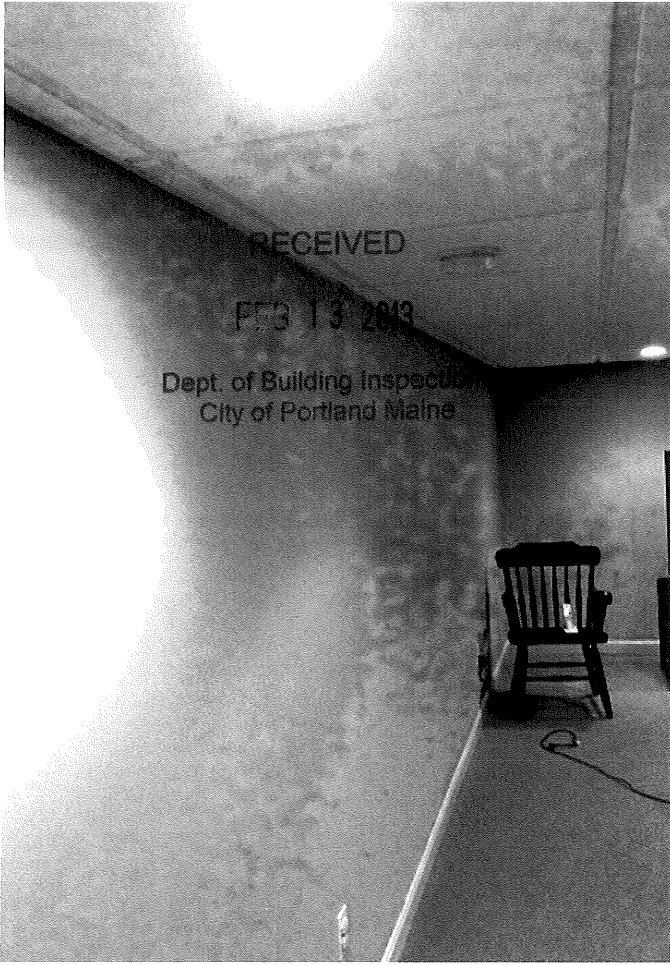
Permit was pulled for electrical.  
Homeowner did construction and  
are unable to meet.

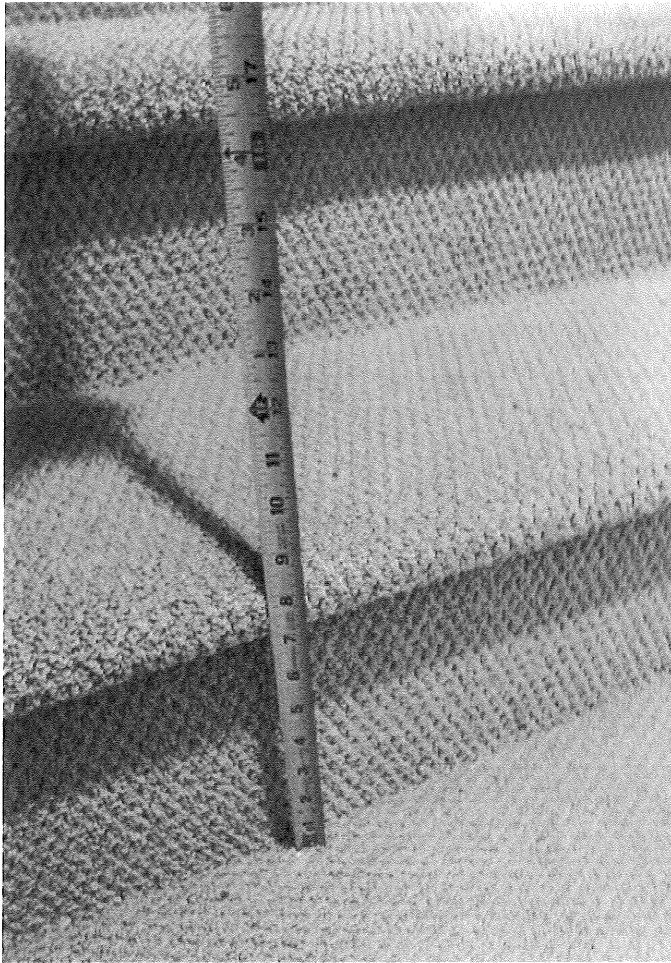
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City of Portland Maine



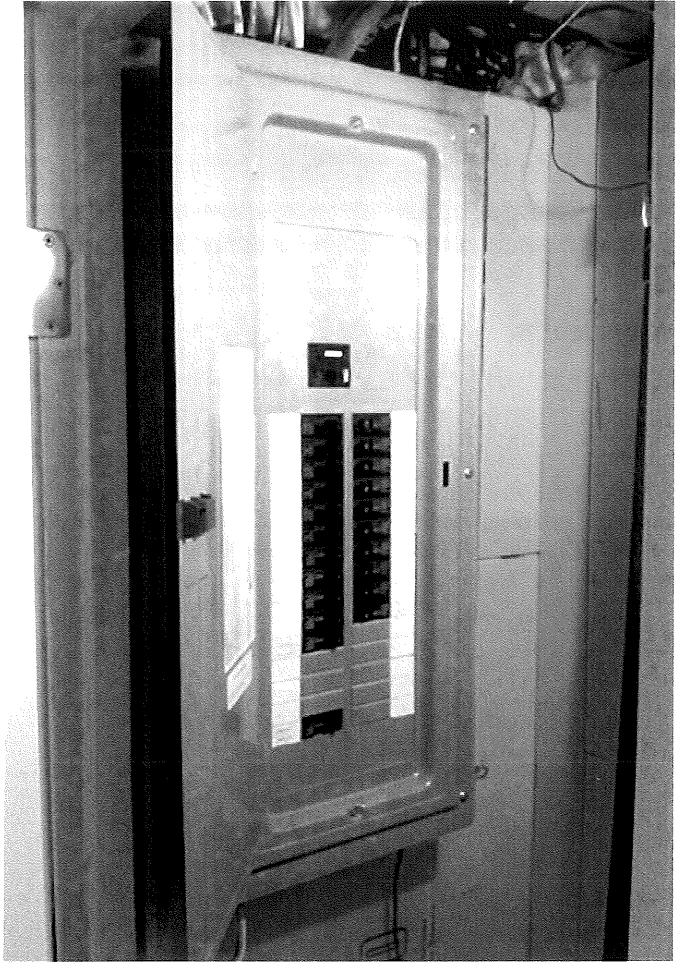




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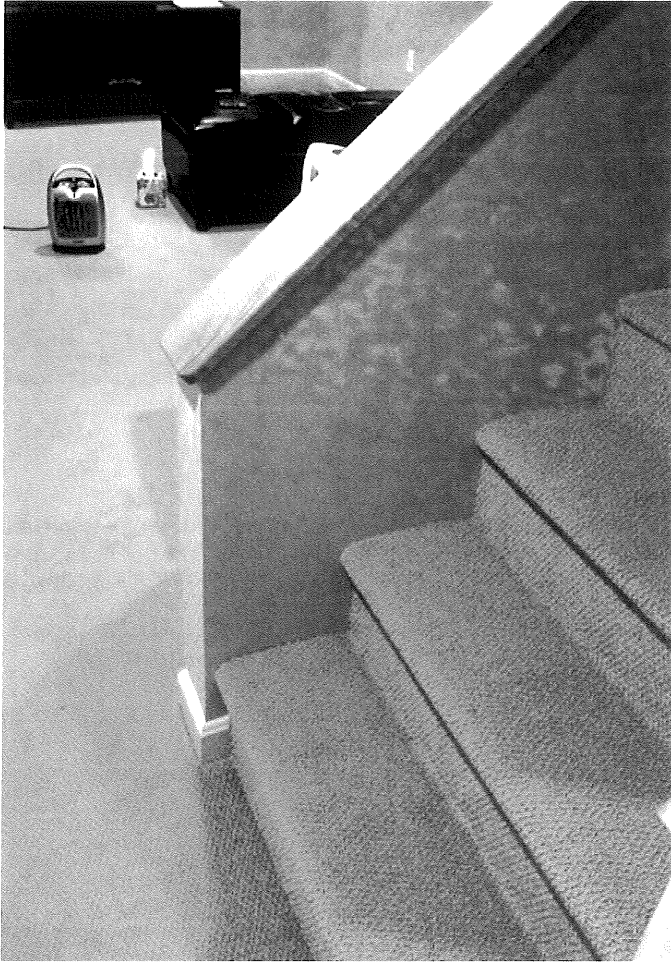
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City of Portland Maine



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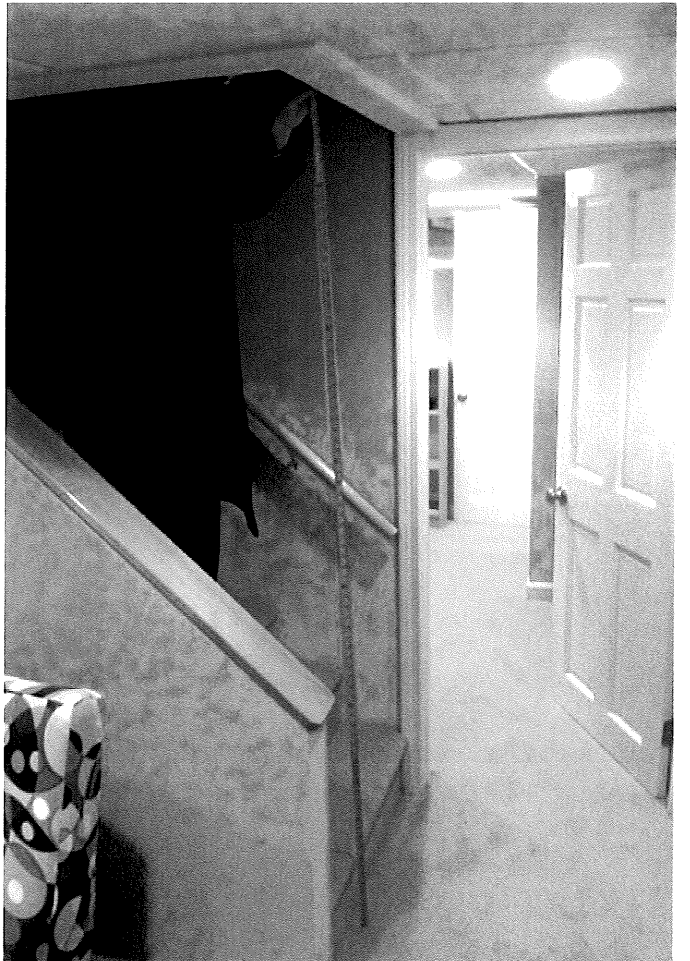
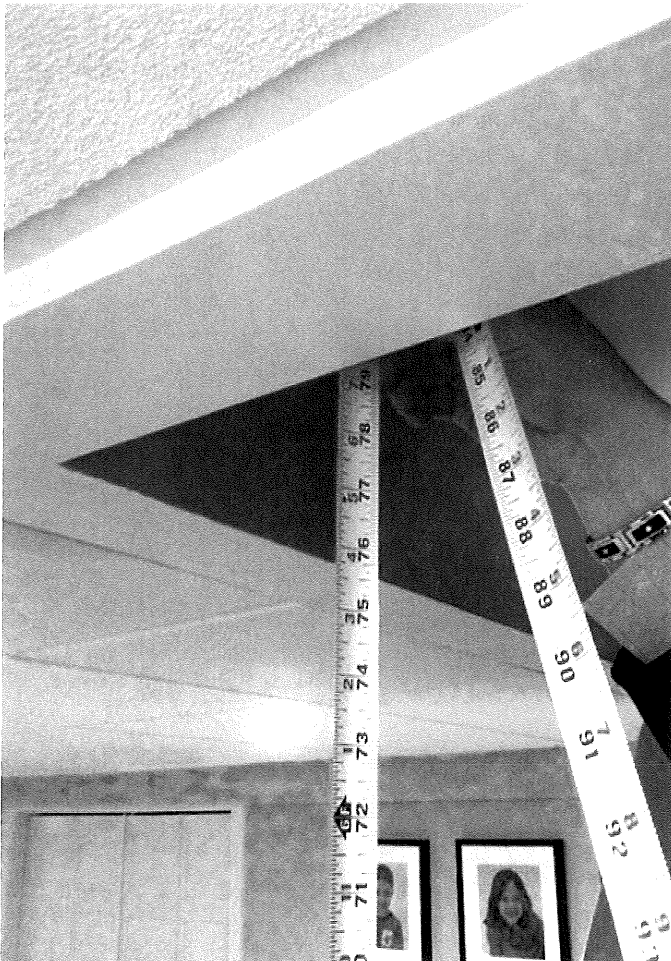
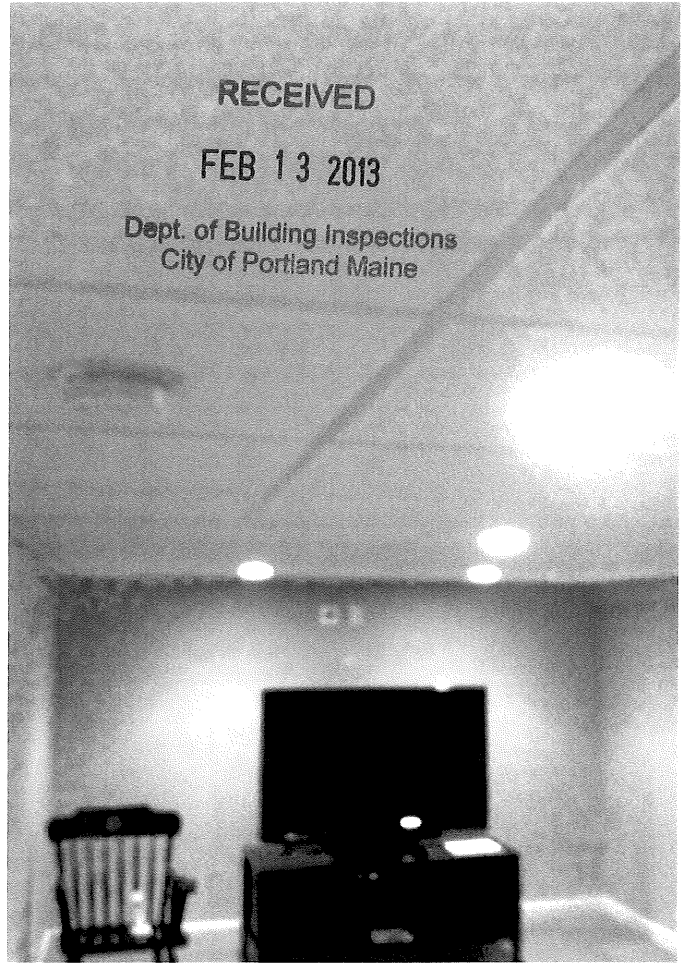
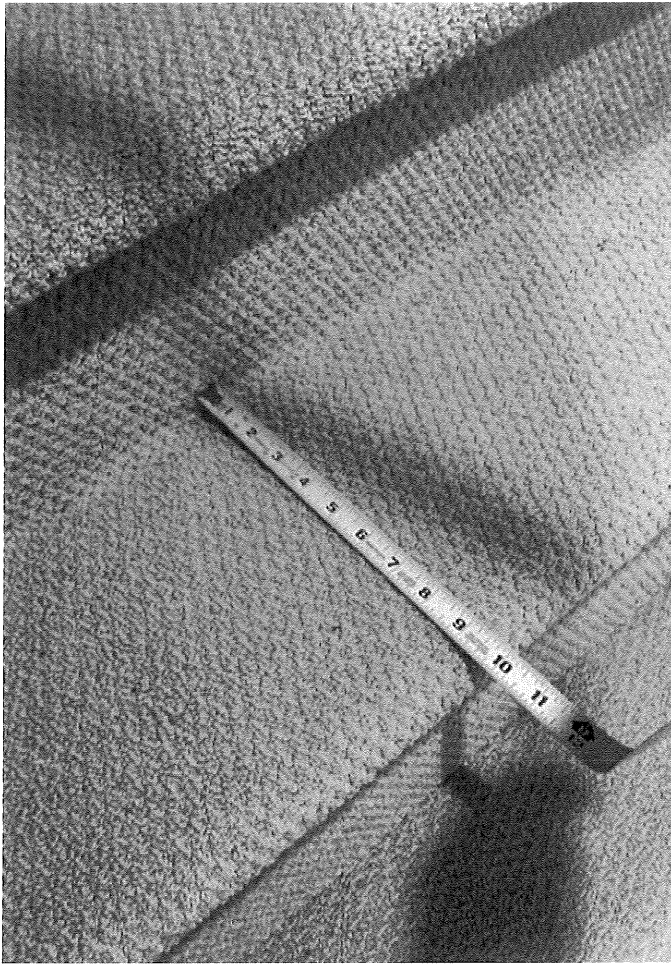
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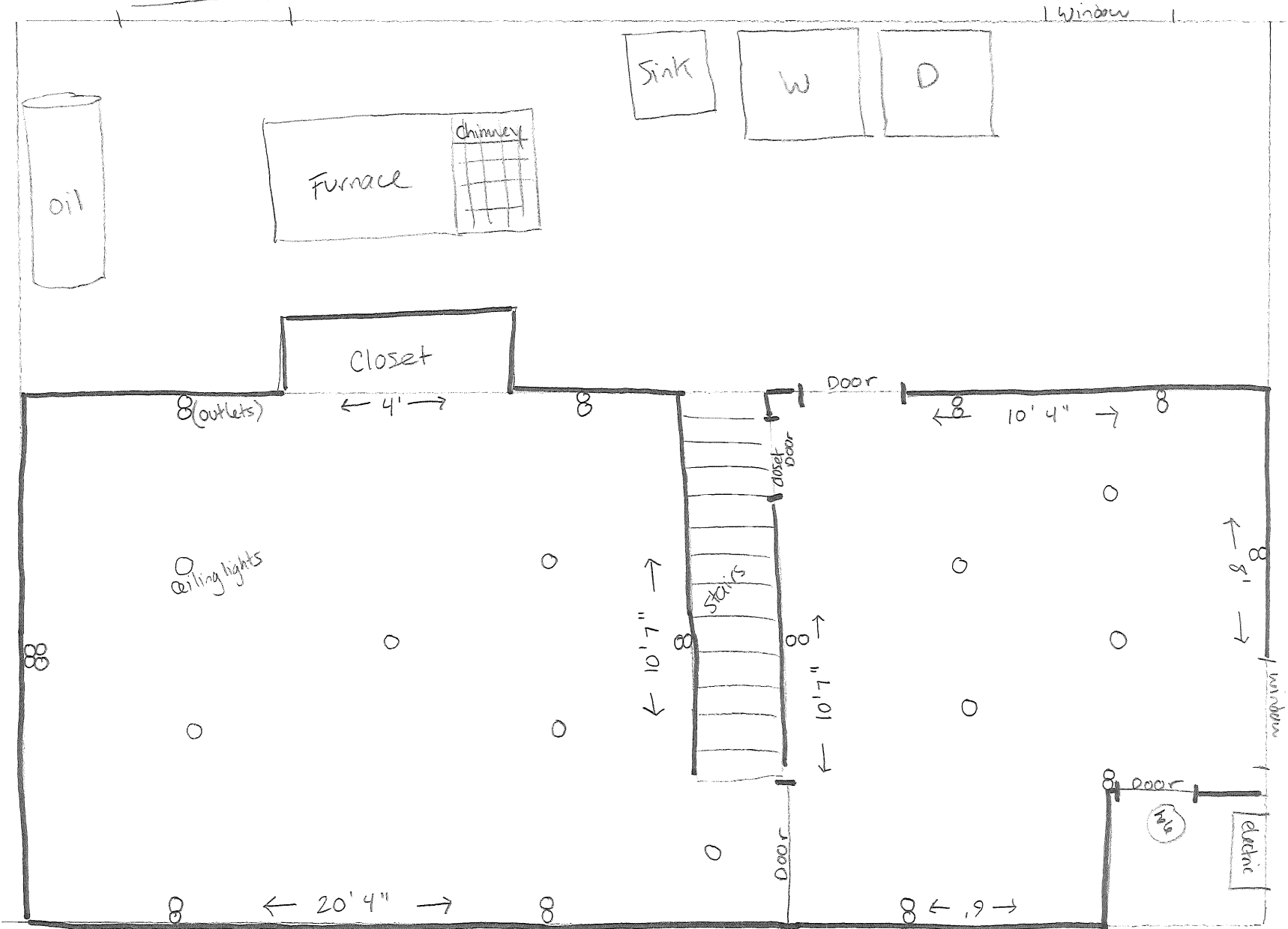
RECEIVED

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Dept. of Building Inspections  
City of Portland Maine



Bulk Head



Ceiling Height 6' 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](http://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, <sup>ceiling height</sup> 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.

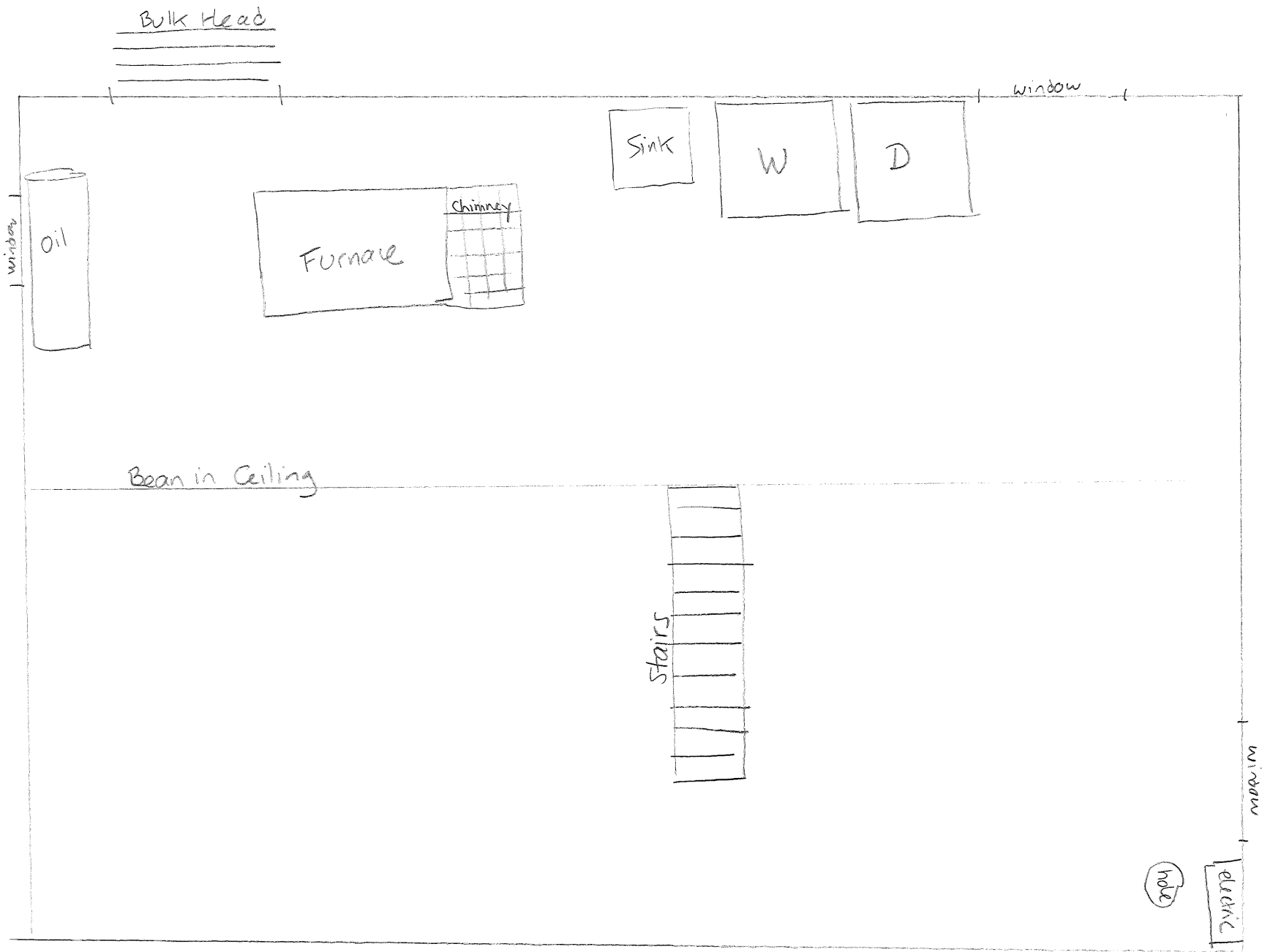
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://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.**





Original Floor Plan

54 GROVESIDE Insp Results

GA

2-15-13

Reviewed existing conditions:

Basement fitout consists of two finished rooms and one unfinished room.

The main space at the bottom of the stair has no windows and the ceiling height varies from 77.25" to 79.5".

Stair head height at the bottom is 67.5" - 74" majority

Smaller finished space has one small window that does not open starting at 67"

Remaining unfinished space contains the boiler and bulkhead egress

Railing not returned at bottom / Rail height 28"

Smokes and CO not installed in rest of house.

