

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ELI N SMALL

Located At 314 LUDLOW ST.

Job ID: 2011-08-1874-ALTR

CBL: 286 - - A - 020 - 001 - - - -

has permission to Construct an attached two (2) car garage/ addition.

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

09/13/2011

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

  
Code Enforcement Officer / Plan Reviewer

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

1. Footings/Setback
2. Foundation/ Backfill
3. Close-In: Elec/Plmb/Framing
4. 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 OCCUOPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-08-1874-ALTR

Located At: 314 LUDLOW

CBL: 286 - - A - 020 - 001 - - - - -

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. You will not be able to plumb up or add electrical for any future dwelling unit such as an "in-law" apartments. Separate permits are required for such a use PRIOR to the use.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.
5. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
6. The shed shown on the plot plan is not meeting zoning requirements and has never been approved with a building permit. It will be necessary to apply for a building permit as soon as possible and move the shed to meet the requirements of the zoning ordinance

### **Building**

1. 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.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. **All Trusses, Structural Beam(s) and Engineered specification (including how the Trusses/ Beams are: connected, fastened, and posted to foundation) must be submitted to this Office prior to Construction. Note: Rafter ties shall comply with Section R802.3 & R802.3.1**
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
6. Finished ceiling height shall comply with Section R305.

7. R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

**TABLE R302.8  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**Fire**

1. Review is approved based on the following information provided by the owner: Square footage being added is less than 50% of total structure and there is absolutely no renovation taking place within the existing structure.
2. All construction shall comply with City Code Chapter 10.
3. A sprinkler system is not required but recommended.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

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

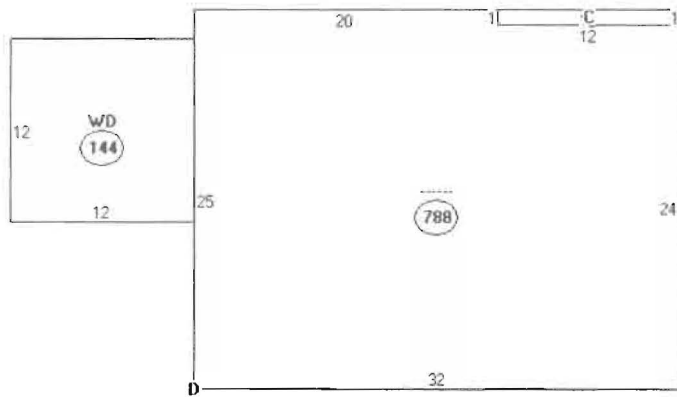
389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-1874-ALTR	Date Applied: 8/1/2011	CBL: 286 - - A - 020 - 001 - - - - -	
Location of Construction: 314 LUDLOW ST	Owner Name: ELI N & KATIE SMALL	Owner Address: 314 LUDLOW ST PORTLAND, ME - MAINE 04102	Phone: 774-0838
Business Name:	Contractor Name: <b>owner</b>	Contractor Address:	Phone: 831-9492
Lessee/Buyer's Name:	Phone:	Permit Type: SF addition	Zone: R-3
Past Use: Single Family dwelling	Proposed Use: Same: Single Family dwelling - to construct an attached 2 car garage with bedroom suite and storage above	Cost of Work: \$50,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBSC
		Signature: <i>[Signature]</i> (38)	Signature: <i>[Signature]</i>
Proposed Project Description: 2car garage w/ breezeway & 2nd story Living/ space		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj. Min. MM Date: <i>[Signature]</i> 8/8/11	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <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>[Signature]</i>
	<b>CERTIFICATION</b>		

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 appication 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	PHON



Descriptor/Area	
A: 788 sqft	2788
B: WD 144 sqft	144
C: 12 sqft	12
D: RS1 80 sqft	80
	<hr/>
	1024#

$33 \times 25.4 = 838.2$   
 ENTRY  
 $9 \times 6 = 54$   
 $12.5 \times 15 = 187.5$   
 (Deck)

2103.7#

~~9000#~~ x 35%  
 8884#  
 per their Submittal

~~3150#~~ MAX  
 3109.4# MAX

OK

No permit for shed condition



# General Building Permit Application

23

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>314 Ludlow St.</u>		
Total Square Footage of Proposed Structure/Area <u>1300 sq. ft</u>		Square Footage of Lot <u>9000 sq/ft</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>286          A          20</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Eli + Katie Small</u> Address <u>314 Ludlow St.</u> City, State & Zip <u>Port ME 04102</u>	Telephone: <u>207-774-0838</u>
Lessee/DBA (If Applicable) <u>no permit for shed</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>595</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>garage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>We are building a two car, attached garage. It will include a breezeway and second story living/storage space.</u>		
Contractor's name: <u><del>Elie Small</del> Eli Small</u> Address: <u>314 Ludlow St.</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>207-831-9492</u> Who should we contact when the permit is ready: <u>Same as above</u> Telephone: _____ Mailing address: <u>Same</u>		

11.1.11

**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.

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.

RECEIVED  
July 1 2011  
Dept. of Building Inspections  
City of Portland, Maine

Signature: Eli N. Small Date: 7/27/11

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

Addition notes  
314 Ludlow St.

Footings Dimensions/Depth  
(Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)  
A-1.1 is the foundation plan (4' 6" min below grade)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8))  
2x12 - SPF #2 @16" OC = 14'3" span

Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)  
T.G. to answer. Can post down to BR wall.

\*

Is the (3) 2 x 12 inch Structural Ridge posted down, Or sitting on a bearing wall w/  
Lally Columns in the Garage?

Truss system

Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)  
Sheebo, min 4" diam, perf drain, min 6" crushed stone and geotech wrap

Anchor Bolts/Straps, spacing (Section R403.1.6)  
T.G. and Sheebo

Sill/Band Joist Type & Dimensions- Per Truss specifications  
Mainly Trusses spec sheet, Justin Harkins

Sheathing; Wall (Table R503.2.1.1(1))  
A-3.1, Typical wall sheathing, 1/2" zip sheathing, all joints taped and sealed

Fastener Schedule (Table R602.3(1) & (2) )  
Spec per Huber (zip sheathing manufacturer)

\* Per IRC, 2009

Header Schedule (Section 502.5(1) & (2) vs Spans for clear openings  
Leah wrote on A-2.1

Smoke/ CO Detectors (R313)

McFarland Electric, Gardiner. Master Electrician, pulling own permit

\* A photoelectric Carbon Monoxide (CO) detector 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.

\* Hardwired photoelectric interconnected battery backup smoke detectors shall be  
installed in all bedrooms, protecting the bedrooms, and on every level.

Floor Joists



Mainely Truss

\*

Second Floor truss specifications

Means of Egress (Sec. R311 & R312)

\*

"Master Bedroom/ Kids Room" emergency escape provided

Windows:

\*

Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section R612.3.

\*

A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

Energy Efficiency- Per MUBEC

Fire Separation (Sec. R309.2, and Openings R309.1): Fire Door provided?

Fire Rated Door A-1.2, and A-3.1

**From:** <esmall2@maine.rr.com>  
**To:** JRIOUX@portlandmaine.gov  
**Date:** 8/24/2011 3:11 PM  
**Subject:** Re: 314 Ludlow St.

Jon,

Just to clarify, no stairs and no deck in the new construction.

As for the roof, I just talked to my architect and my builder. The ridgebeam that is perpendicular to Ludlow St. can be lifted to create enough head room for the rafters. Based on my research of the R-3 building code, I have a 35' height restriction. My current roof is less than 24'. My builder thinks that we can lift the ridge as needed to allow for the minimum of 7' 5" interior headroom.

Please call ASAP if I need anything else, or if this will not satisfy the code specifications.

Thanks,

Eli

831-9492

---- Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

- >
- > Eli,
- >
- > There are a few questions that I need clarification on from the
- > additional notes you left when we met, see below:
- >
- > Are you now proposing (50 PSF Ground Snow Load) Cathedral Trusses to
- > maintain the minimal headroom from the existing second floor to new
- > floor above the garage vs the 2 X 12" @ 16" OC Rafters & (3) 2 X 12
- > Structural Beam? If not we will need a drawn cross section including the
- > Roof Rafter, Framing and connections in compliance with R802.5.1(1) &
- > R802.5.1(8) (showing finished headroom).
- >
- >
- > Are the proposed changes including the addition of any interior stairs?
- >
- >
- > I think I/we missed the deck specification on the email, can you answer
- > the bulleted items below?
- > Deck Construction (R502.2.1)
- > q Beam sizing and spans between each poured footing/ pier
- > q Floor Joist Sizes
- > q Ledger/ Beam Connection(s)
- > q Fall protection (36 inch minimal dependant on height)
- > q Stair Specs (rise, run, and graspable handrail)
- >
- >
- > Our Office will need the specification for both the floor & ceiling
- > Trusses prior to construction. JGR.
- >
- >
- > Jonathan Rioux
- > Code Enforcement Officer/ Plan Reviewer

>  
> City of Portland  
> Planning and Urban Development Department  
> Inspection Services Division  
> 389 Congress St. Rm 315  
> Portland, ME 04101  
> Office: 207.874.8702  
> Support Staff: 207.874.8703  
> jrioux@portlandmaine.gov  
>  
>  
>  
> >>> <esmall2@maine.rr.com> 8/23/2011 4:09 PM >>>  
> Jonathan,  
>  
> It is 4:05 on Tuesday afternoon, and I realize that you have left for  
> the day. It is my understanding, pending our last conversation on  
> Monday afternoon, that you simply need to sign off on my building  
> permit. I understand that you are extremely busy, but I am concerned  
> that if I do not have a permit on Wednesday 8/24, my excavator will not  
> have the 72 hours Digsafe requires, in order to begin work on Monday,  
> 8/29.  
>  
> Please call or email me with confirmation of my permit, as soon as  
> possible. My cell phone is 207-831-9492.  
>  
> Thanks,  
>  
> Eli Small

**From:** <esmall2@maine.rr.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 8/25/2011 3:46 PM  
**Subject:** Re: 314 Ludlow St.

John,

I have my architect back at the drawing board and we may get an engineer to look at the plans, first of the week. She would like to see the specs on the trusses. Is it easier for me to come pick those up or is it possible for you to scan and fax that sheet to me? Sorry to ask.

Thanks,  
Eli

---- Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

> Eli,  
>  
> The elevation cannot change without Zoning review. We needs the  
> specifications (Cross-Section) on how the (3) @ x 12 inch ridge beam  
> (for the cathedral ceiling) is being posted-down to foundation. JGR.  
>  
>  
> Jonathan Rioux  
> Code Enforcement Officer/ Plan Reviewer  
>  
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> Please call ASAP if I need anything else, or if this will not satisfy  
> the code specifications.  
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> Thanks,  
>  
> Eli  
>  
> 831-9492  
>

> ---- Jonathan Rioux <JRIOMUX@portlandmaine.gov> wrote:  
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> >  
> > Thanks,  
> >  
> > Eli Small  
>



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8.1. 20 11

Received from C.P. - Miller - Intercom

Location of Work 314 Lehigh

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 520

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 286 9-30

Check #: 2700 Total Collected \$ 520

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy