DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

CROTEAU AARON C

Located at

55 E COMMONWEALTH DR

 PERMIT ID:
 2017-01501
 ISSUE DATE:
 11/06/2017
 CBL:
 298
 D021001

has permission to Construct a rear addition (14' by 16') and a replacement mudroom (6' by 10'). Rear slider and mudroom door will each have a landing/stairs.

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.

Fire Department

N/A

/s/ Brian Stephens

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 InspectionsUse Group: RType:Single Family Dwelling UnitFirst Floor

MUBEC/IRC-2009

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:

Close-in Plumbing/Framing Electrical Close-in Final - Electric Final Inspection Foundation/Rebar Foundation/Backfill Setbacks and Footings Prior to Pouring

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:	Date Applied For:	CBL:	
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87		4-8716	2017-01501	09/21/2017	298 D021001	
Proposed Use:		Proposed Project Description:				
Single family		Construct a rear addition (14' by 16') and a replacement mudroom (6' by 10'). Rear slider and mudroom door will each have a landing/stairs.				
D	ept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	ate: 09/28/201	7
С	 bte: R-3 zone Lot size 6,540 sf, meets 6,500 sf min Front setback 8' min based on avg of abutters (measured on tax stairs 9' - OK Rear setback 25' min, proposed rear addition 43' - OK Side setback - Right - 8' min - proposed addition 8' - OK Left - 8' min - proposed mudroom 14' - OK Lot coverage 35% = 2,289 sf max - total 1,200 sf - OK both the property shall remain a single family dwalling. Any change of 	-		osed mudroom &	Ok to Issue:	
1)	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 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.					
3)	3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.					
4)) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.					
5)	This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.					
N	ote:	viewer:	Brian Stephens	Approval Da	ate: 11/03/201 Ok to Issue: ☑	,
	onditions: Ventilation of under floor space is required per IRC Section R408 a	and/or A	SHRAE 62.2 or 62	2.1, 2007 edition.		
2)	The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.					
3)	Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.					
4)	Beams shall be supported by posts and solid blocking to carry the l	oad path	to another beam,	foundation or footing	3.	
5)	Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables					
6)	If there are 4 or more risers, a graspable handrail is required on one be used as the handrail if it meets graspability dimensions. A 2x4 is exceeding a pitch of 12:1.					
7)	When a landing or deck is over 30" above a floor or grade, a guard be less than 4". The stair rail can be 34" to 38" in height with open is allowed at the triangle of the tread/riser at the bottom rail.					l
8)	Per IBC Sec. 3401.3 for existing buildings and dwelling units, com systems and devices shall be per City Ordinance Chapter 10 and N			n monoxide, fire prot	tection and safety	

9) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office prior to the installation of said components.

10 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.