



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING

PERMIT

This is to certify that HAROLD L & PATRICIA A JTS COTE

Located At 1699 FOREST

Job ID: 2010-12-127-ALTR

CBL: 332 - - K - 023 - 001 - - - -

has permission to Convert Empty attic into Master Bath & Bedroom

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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

1-25-11

Plumb, and dry clean

Sink in wet room of

front for 11' x 17'

NLD



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

Job ID: 2010-12-127-ALTR

Located At 1699 FOREST

CBL332 - - K - 023 - 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. The attic are SHALL NOT be equipped with separate kitchen facilities. It shall not be rented out separately. The attic is NOT being approved as a separate dwelling unit.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
2. Photoelectric hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. A Carbon Monoxide Detector shall be installed in the proposed bedroom area.
4. A continuous graspable handrail (34-38 inches) shall be provided on the stairwell leading to the 2nd floor bedroom.
5. The unpermitted electrical work shall be exposed for inspection, and or a Licensed Electrician shall certify such work. Note: A electrical permit is required.
6. Submit a plan of correction for the notching/ damaged to the structural floor members caused by the unpermitted plumbing work.
7. A code complaint egress window is required in the bedroom.
8. Proved natural or mechanical ventilation in the proposed bathroom area.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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. Close In Elec/Plmb/Framing
 2. 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.



✓ 12/17/10

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>1699 Forest Ave</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# <u>332</u> Block# <u>K</u> Lot# <u>023</u> | Applicant * must be owner, Lessee or Buyer* Name <u>Patricia Nealand</u> Address <u>1699 Forest Ave</u> City, State & Zip <u>Portland ME 04103</u> | Telephone: <u>878-0741</u> |
| Lessee/DBA (If Applicable) RECEIVED DEC 17 2010 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____ | Cost Of Work: \$ <u>1500.00</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>40.00</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>attic</u> Proposed Specific use: <u>make attic into master bedroom and bath</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>convert empty 2nd floor/attic into master bedroom with bathroom. adding</u> | | |
| Contractor's name: <u>self</u> | | |
| Address: <u>self / same as above</u> | | |
| City, State & Zip _____ | | Telephone: _____ |
| Who should we contact when the permit is ready: <u>8780741</u> | | Telephone: _____ |
| Mailing address: <u>1699 Forest Ave Portland 04103</u> | | |

10'x10'
BATH

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, 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.

Signature: [Signature] Date: 12-15-10

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



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, 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:

- EXISTING Cross sections w/framing details
- 9' CEIL Floor plans and elevations existing & proposed
- N/A Detail removal of all partitions & any new structural beams
- BATH Detail any new walls or permanent partitions
- SEC PLAN Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- EXISTING Window and door schedules
- N/A Foundation plans w/required drainage and damp proofing (if applicable)
- EXISTING Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- R-13/R-19 Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- N/A Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- N/A Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- N/A 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, 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

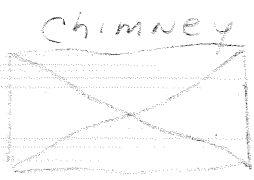
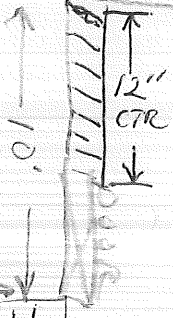
This is not a Permit; you may not commence any work until the Permit is issued.



Closet

30'

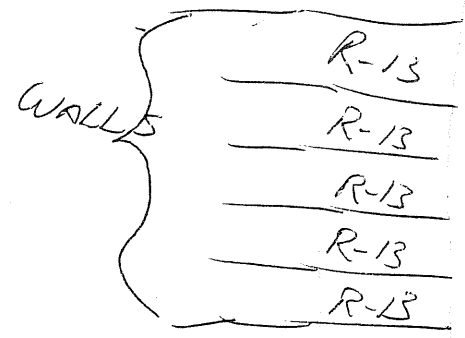
BATH
RM



WINDOW

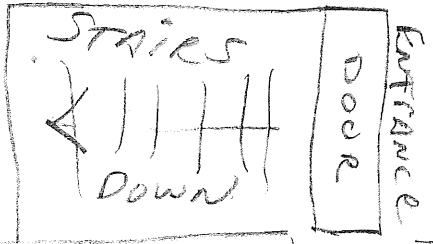
30'

2ND
FLOOR



8' Ceilings

WINDOW



R-19
Ceil

R-19
Ceil

R-19
Ceil

6' + 5' + 2' + 2'

Closet

30'

CLOSET

2ND FL

me out
↑
Fl

WINDOW

STAIR WELL
↑

UP ↑

6" RISE

10" TREAD

10"

ENTER

MASTER

4"

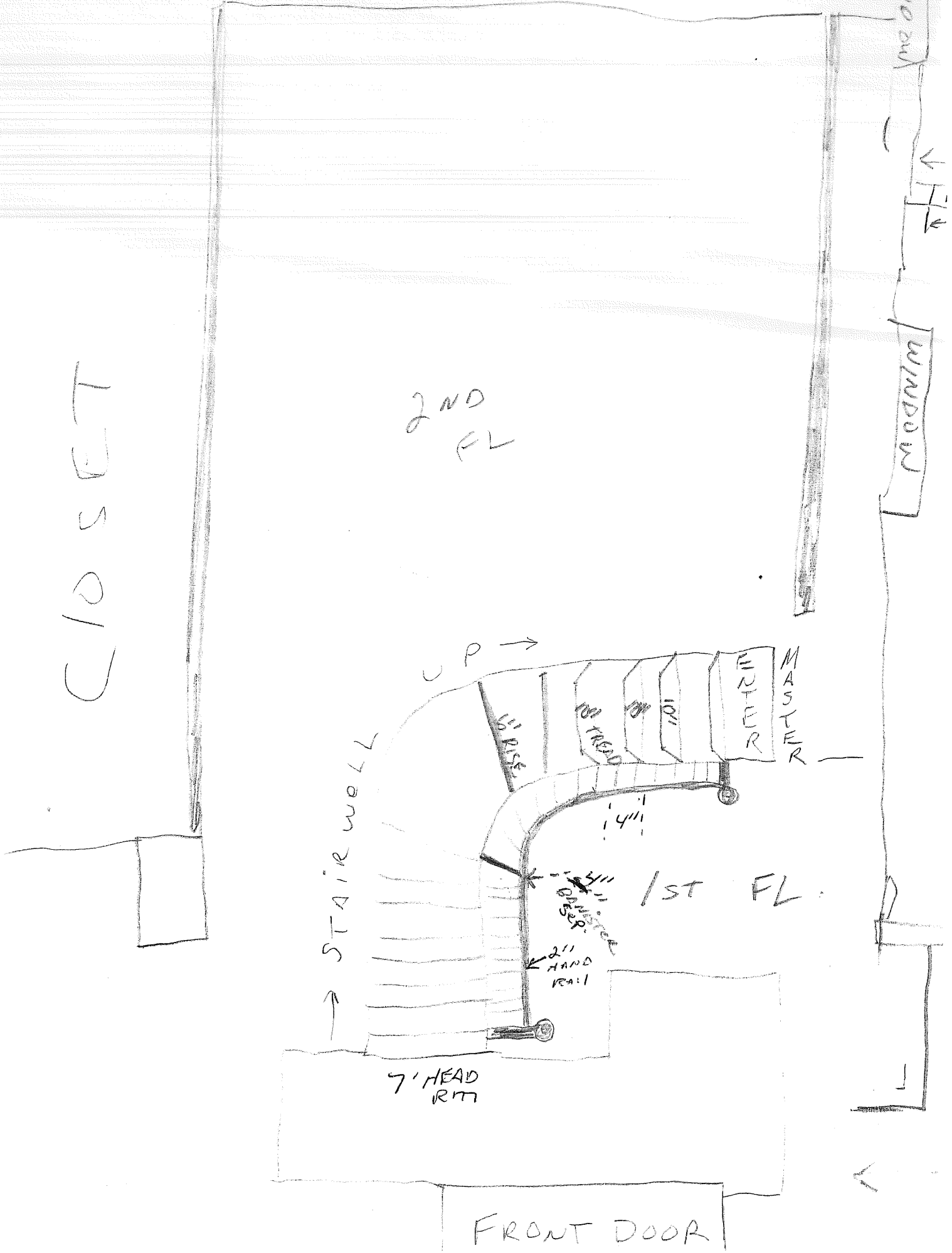
1ST FL

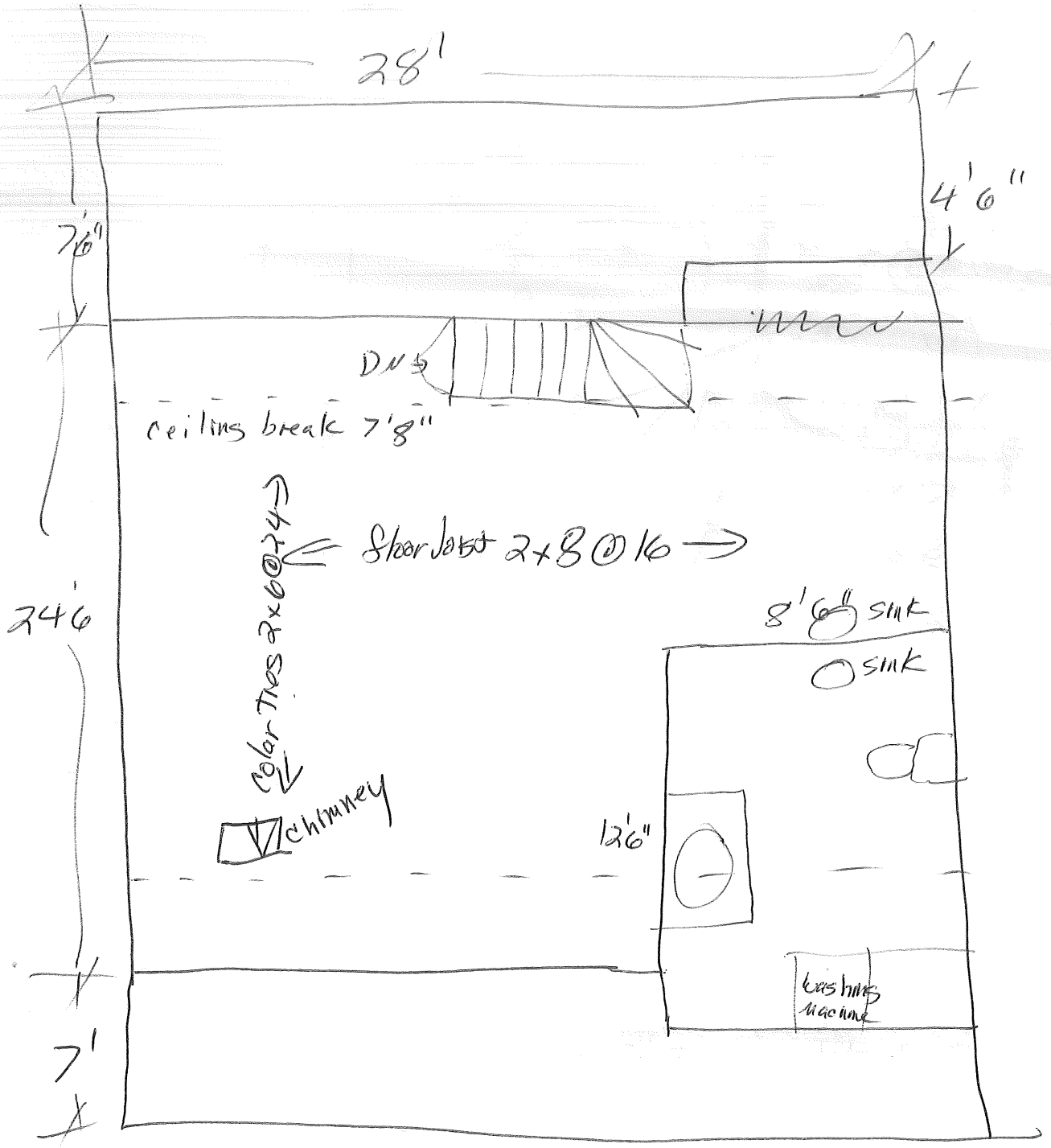
3" TREAD
8" RISE

2" HAND RAIL

7' HEAD RM

FRONT DOOR



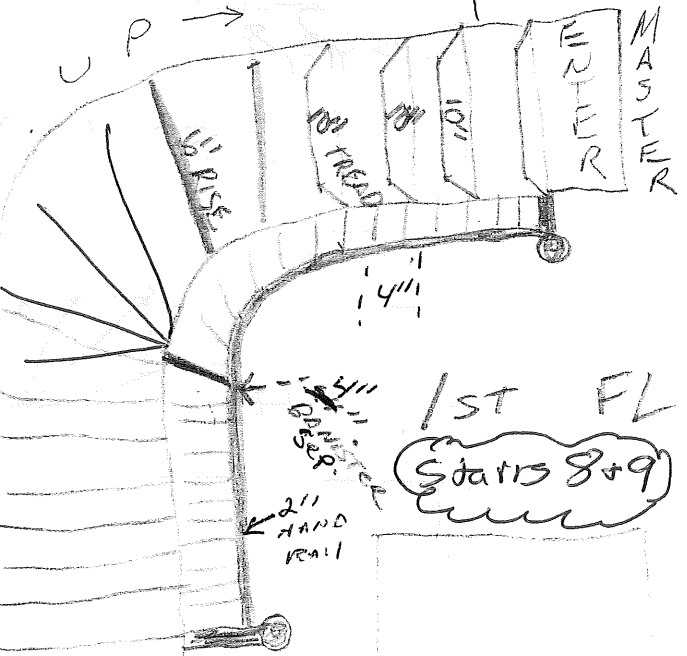


CLOSET

~~Ceiling height 7'8"~~

2ND FL

STAIR WELL

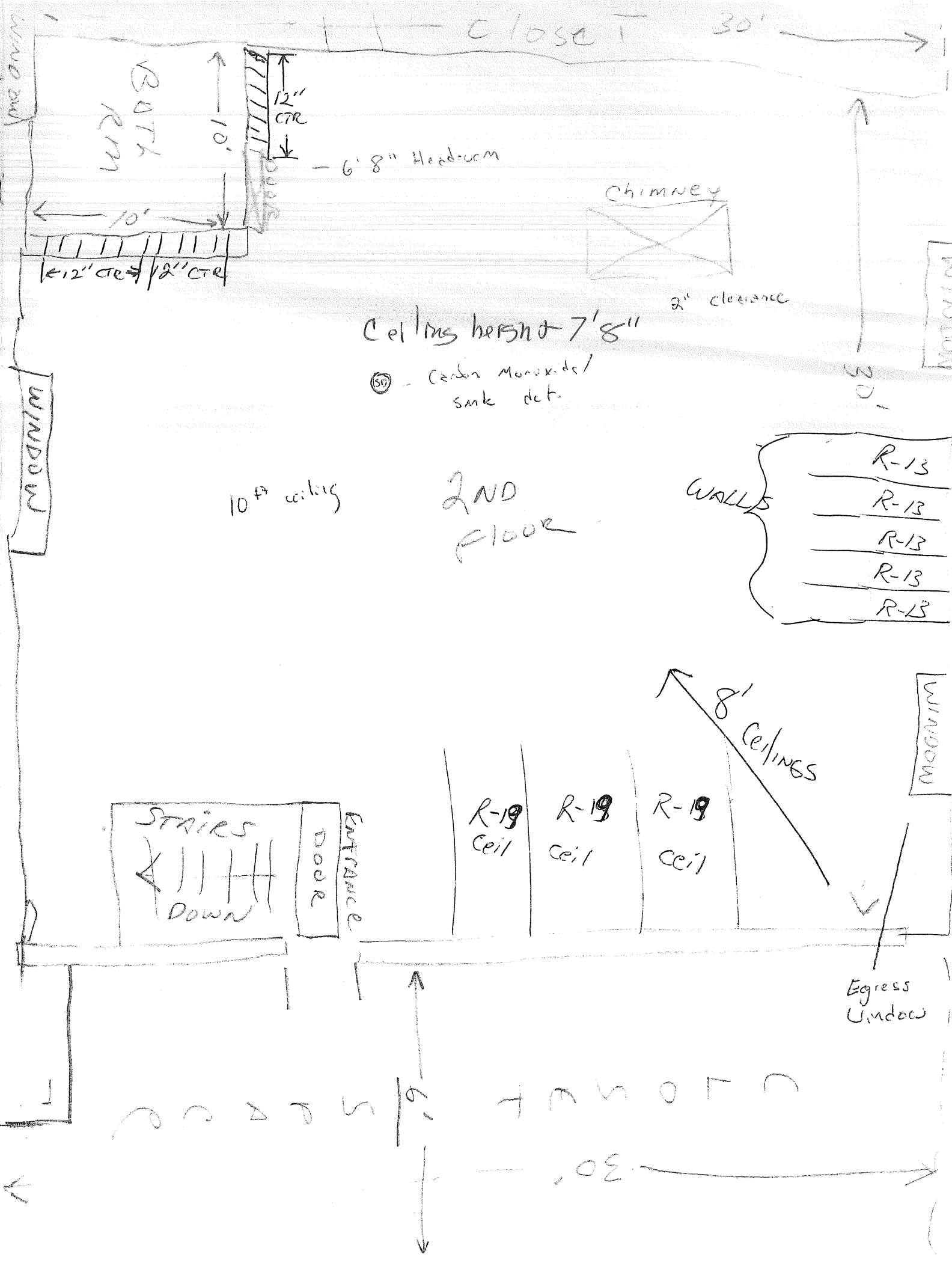


6" x 10" Existing handrail?

1ST FL Stairs 8+9

7' HEAD RM

EXIT DOOR



Ceiling height 7'8"

Carbon Monoxide/smk det.

10' ceiling

2ND FLOOR

WALLS

- R-13
- R-13
- R-13
- R-13
- R-13

8' Ceilings

R-19 Ceil

STAIRS DOWN

ENTRANCE DOOR

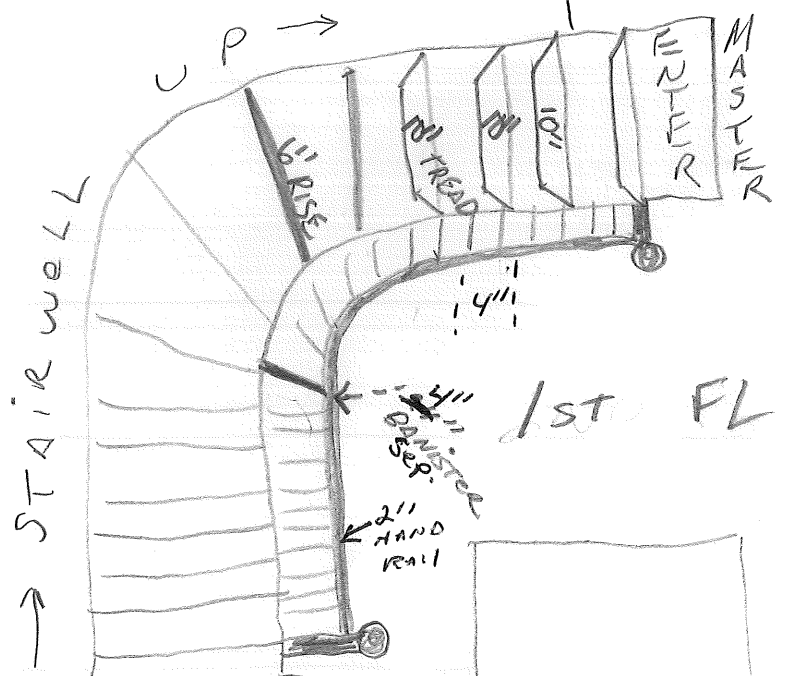
Egress Window

6' 5 1/2"

30'

CLOSET

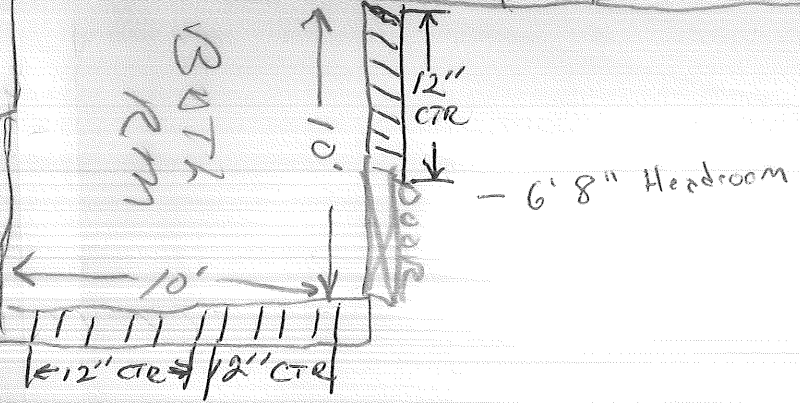
2ND FL



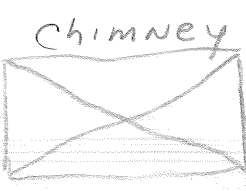
1ST FL

FRONT DOOR

BATH RM



6' 8" Headroom



2" clearance

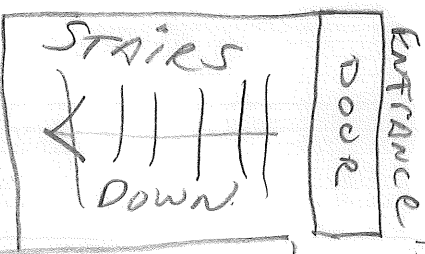
Carbon Monoxide/smk det.

10' ceiling

2ND FLOOR

WALLS

| |
|------|
| R-13 |
| R-13 |
| R-13 |
| R-13 |
| R-13 |



8' Ceilings

Egress Window

UNOHT 5/6 + ANOTU

30'

WINDOW

WINDOW

30'

WINDOW