

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
GLH ENTERPRISES INC

**Located at**  
71 BEVERLY ST

**PERMIT ID:** 2017-01577    **ISSUE DATE:** 04/19/2018    **CBL:** 334 A001001

has permission to **After the fact approval for two-story living space addition to pre-existing garage.  
Replace rotting sill plate and add collar ties to addition.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Glenn Harmon

**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:** R3    **Type:** VB  
Single family  
Garage addition  
2009 IRC/MUBEC

*Fire Department*

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

Certificate of Occupancy/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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01577	<b>Date Applied For:</b> 12/11/2017	<b>CBL:</b> 334 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single family	<b>Proposed Project Description:</b> After the fact approval for two-story living space addition to pre-existing garage. Replace rotting sill plate and add collar ties to addition.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 04/11/2018 <b>Note:</b> R-2 zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> Lot size 15,937 sf - meets 10,000 sf min Garage rear addition: Front setback 25' min - addition is 38' to angled "front" line (8' length shown on survey) - OK Rear setback 25' min - addition 29' - OK Side setback 14' min - addition 15' to right side line - OK Lot coverage - 20% = 3,187 sf max allowed, proposed 2,718 sf - OK <b>Conditions:</b> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 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) Permit approved based upon information provided by the applicant, this is an After the Fact permit for work that was performed prior to approvals. 4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Glenn Harmon <b>Approval Date:</b> 04/18/2018 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) 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 IRC Sec. R612.3 or IBC Sec. 1405.13.2. 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) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms. 4) 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. 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) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 7) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards. 8) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.				

**PERMIT ID:** 2017-01577

**Located at:** 71 BEVERLY ST

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- 9) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.
- 10) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Responsibility lies solely with the applicant. City inspections may require exposure of any hidden elements, and additional work and design/installation approvals may be required.