

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that BRENDA TOULOUSE

Located At 1493 WASHINGTON AVE

Job ID: 2012-11-5449-ALTR

CBL: 375- A-010-001

has permission to build an addition and breezeway (Single Family Residence).

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

01/14/2013

\_\_\_\_\_  
**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/Setbacks prior to pouring concrete (Complete under Foundation Only Permit)
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. 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.



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-11-5449-ALTR

Located At: 1493 WASHINGTON  
AVE

CBL: 375- A-010-001

## **Conditions of Approval:**

### **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. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. 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.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
5. 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.
6. 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.
7. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors.
8. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.

9. R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.

**TABLE R302.6  
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. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
5. Plans indicate the repairs will not exceed 50% of the total completed structure.

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

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

Job No: 2012-11-5449-ALTR	Date Applied: 11/21/2012	CBL: 375- A-010-001	
Location of Construction: 1493 WASHINGTON AVE	Owner Name: BRENDA TOULOUSE	Owner Address: 1493 WASHINGTON AVE PORTLAND, 04103 MAINE - ME	Phone:
Business Name:	Contractor Name: Averill Construction LLC	Contractor Address: 203 BROWN ST WESTBROOK MAINE 04092	Phone: (207) 409-0787
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-3
Past Use: Single Family	Proposed Use: Same: Single Family -- to erect a new addition with breezeway	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>Per Cpt. Proulx</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>S/B</i> <i>IRC, 2009</i> <i>IN DEC</i>
Proposed Project Description: Install addition and breezeway		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<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>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetlands  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK - [Signature]</i> 11/27/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><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</p> <p>Date: <i>[Signature]</i></p>
	<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	PHONE



# General Building Permit Application

R-3  
11/21/12  
135

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.  
# 2012-11-SMA-ALTR

Location/Address of Construction: <u>1493- Washington Avenue Portland ME 04106</u>		
Total Square Footage of Proposed Structure/Area <u>276</u>	Square Footage of Lot <u>7150</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>379      4      10</u>	Applicant: (must be owner, lessee or buyer) Name <u>Brend Taulouse</u> Address <u>1493 Washington Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>653-</u>
Lessee/DBA  <b>RECEIVED</b>  <b>NOV 19 2012</b>  Dept. of Building Inspections	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$20,000</u> C of O Fee: \$ <u>      </u> Historic Review: \$ <u>      </u> Planning Amin.: <u>\$220.00</u>  Total Fee: \$ <u>      </u>
City of Portland Maine 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? Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: <u>addition L shaped - containing hand y and built on Breezeway - addition -</u>		
Contractor's name: <u>Aveill Construction LLC</u> Email: <u>AveillConstruction@ymail.com</u>		
Address: <u>203 Brown St Westside</u>		
City, State & Zip: <u>Westbrook, ME 04092</u>		Telephone: <u>409-0787</u>
Who should we contact when the permit is ready: <u>Jeff Aveill</u>		Telephone: <u>409-0787</u>
Mailing address: <u>22 Washington Ave South Portland ME</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: Jeff Aveill Date: Nov 6, 2012

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

**Jonathan Rioux - Fw: 1493.washington ave. building.permit**

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**From:** jeffrey averill <averillconstruction@yahoo.com>  
**To:** "jrioux@portlandmaine.gov" <jrioux@portlandmaine.gov>  
**Date:** 1/16/2013 6:55 AM  
**Subject:** Fw: 1493.washington ave. building.permit

---

*Jeff Averill*  
*Averill Construction LLC*  
207-4090787

----- Forwarded Message -----

**From:** jeffrey averill <averillconstruction@yahoo.com>  
**To:** "jrioux@portlandmaine.gov" <jrioux@portlandmaine.gov>  
**Sent:** Wednesday, January 16, 2013 6:41 AM  
**Subject:** 1493.washington ave. building.permit

hi john.

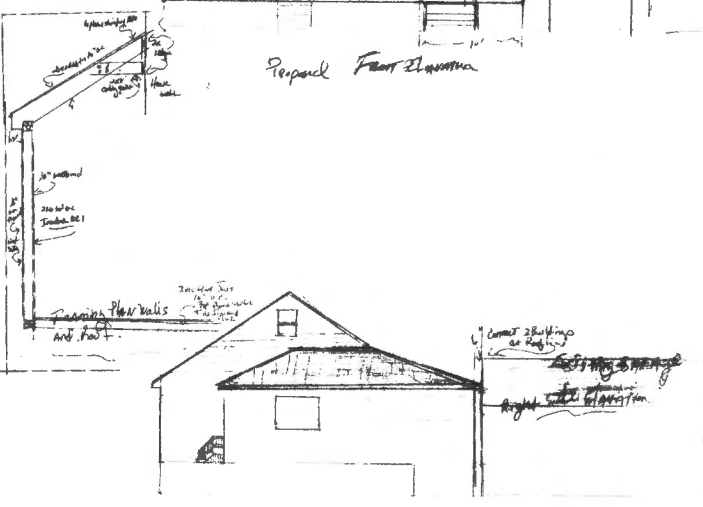
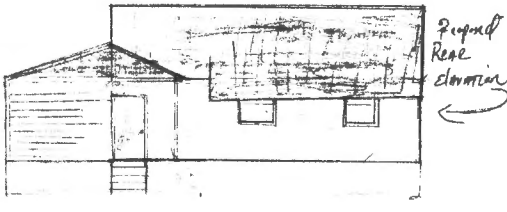
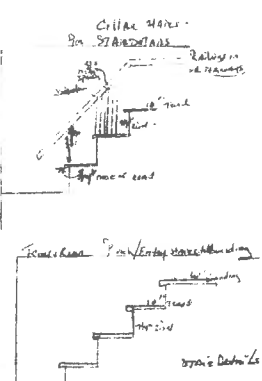
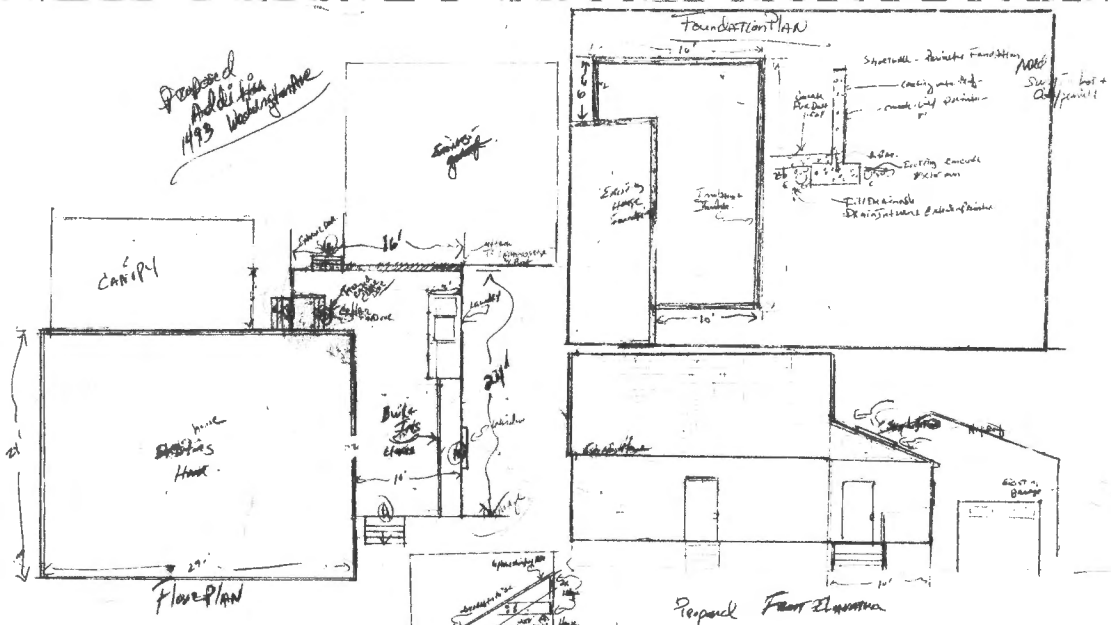
the livable square footage of existing is 1080 sq ft....

the addition , new construction is 209 sq ft..... breezeway entry.....

these numbers should qualify the addition for no sprinkler needed.....

sincerely  
*Jeff Averill*  
*Averill Construction LLC*  
207-4090787

Proposed Addition  
 1493 Washington Ave



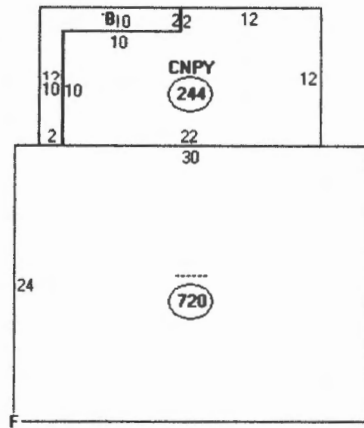
Window/Door Schedule

Door	1x	6'0" x 8'0"
Window	2x	6'0" x 6'0"
Door	1x	6'0" x 8'0"

Scale 1/4" = 1'

Downloaded from "G" file  
 11/27/12





Descriptor/Area	
A: -----	720 sqft
B: MT	44 sqft
C: CNPY	244 sqft
D: RG1	400 sqft
E: RS1	128 sqft
F: RS1	176 sqft

720  
 44  
 244  
 400 Engage  
 128  
 176

new { 10x24 = 240  
 6x6 = 36

1988 sq

R-3

OK

$7150' \times 35' = 2502.5'$  MAX lot cov.



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 1340\$220.00

**Tender Amount:** 220.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 11/21/2012

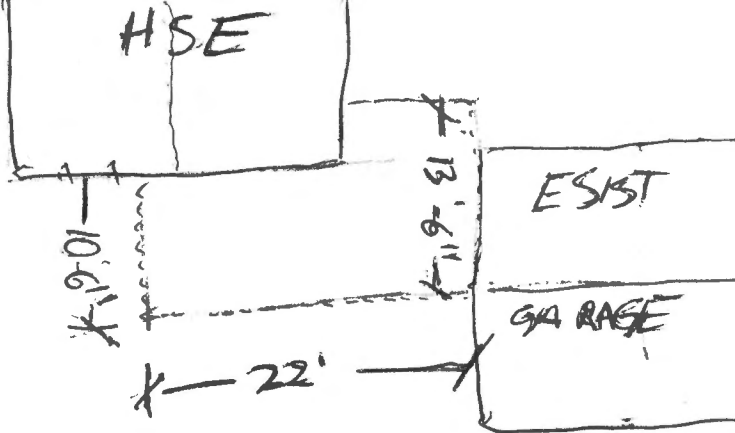
**Receipt Number:** 50475

## Receipt Details:

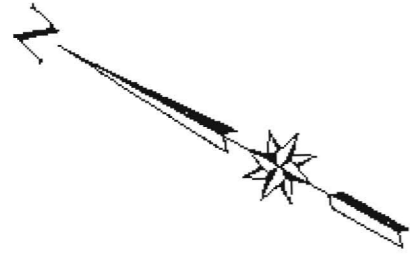
Referance ID:	8831	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-11-5449-ALTR - Install addition and breezeway			
Additional Comments: 1493 Washington			

Thank You for your Payment!

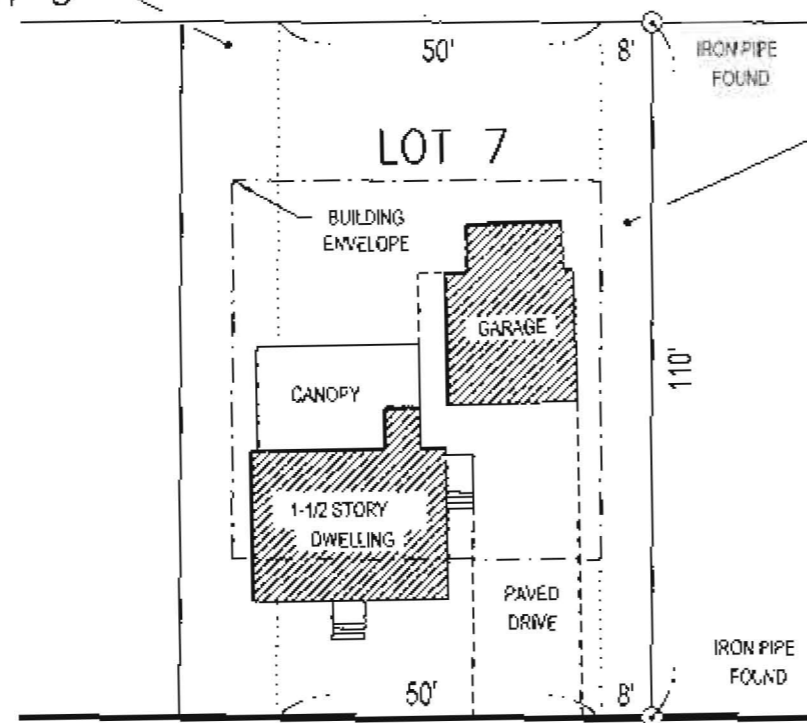
1-3-13 GF



1493 WASHINGTON AVENUE, PORTLAND, MAINE  
 ASSESSOR'S MAP 375 BLOCK A PARCEL 10



PORTION  
 OF  
 LOT 8



PORTION  
 OF  
 LOT 6

WASHINGTON AVENUE

NOTE:  
 SIDE SETBACK AS SHOWN HEREON IS BASED ON CURRENT ZONING REQUIREMENTS FOR  
 A 1 1/2 STORY STRUCTURE. IF THE HEIGHT OF THE STRUCTURE INCREASES, THE SIDE  
 SETBACK DISTANCE COULD ALSO INCREASE. ANY PLANNED CONSTRUCTION SHOULD BE  
 VERIFIED WITH THE PORTLAND CODES OFFICE PRIOR TO DESIGN OR CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY.  
 BOUNDARY LINES ARE APPROXIMATE.  
 DWELLING LOCATION IS BASED ON EXISTING MONUMENTATION.  
 THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 5  
 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

EXISTING CONDITION PLAN OF LAND  
 IN  
**PORTLAND**  
 MAINE

SCALE: 1"=30' NOVEMBER 15, 2012  
 PREPARED FOR: BRENDA TOULOUSE  
 1493 WASHINGTON AVENUE  
 PORTLAND, ME

JOB NUMBER: 33620 ACAD FILE: 33620.DWG

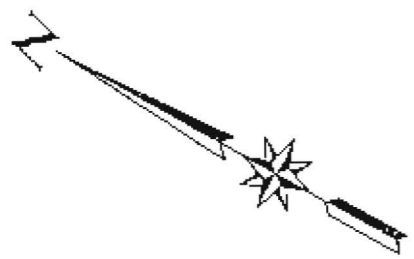


SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**

INCORPORATED  
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
 tel: (207) 883-1000 or (800) 882-2227  
 fax: (207) 8831001  
 e-mail: info@northeastcivilsolutions.com

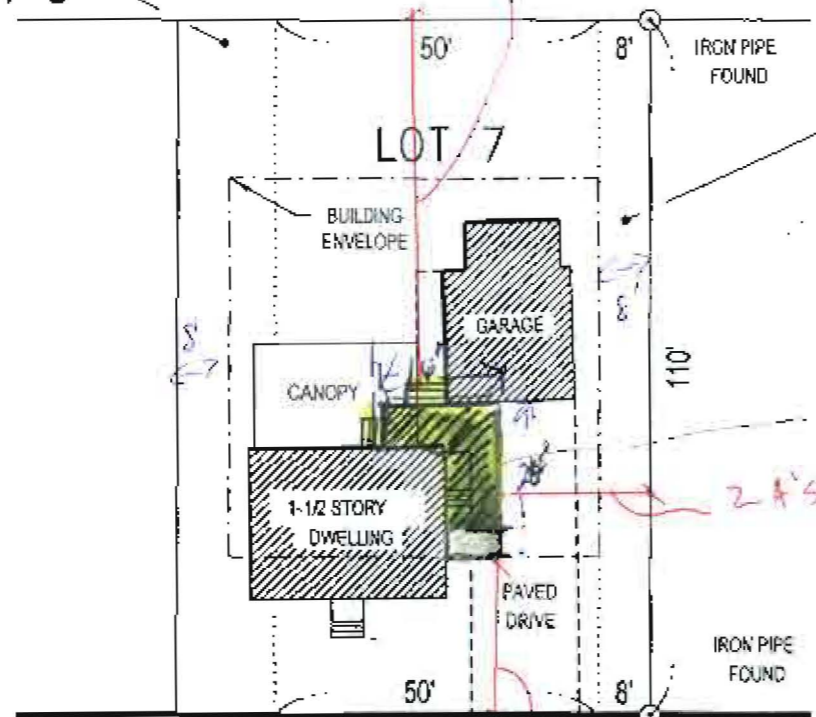


1493 WASHINGTON AVENUE, PORTLAND, MAINE  
 ASSESSOR'S MAP 375 BLOCK A PARCEL 10



*Suspended Breezeway/Entry*

PORTION  
OF  
LOT 8



PORTION  
OF  
LOT 6

*R-3 Zone*  
*Front: 25' min - 25' exactly*  
*REAR: 25' min - 57' setback*  
*side: 8' min - 24' at closest*  
*1st stay*

NOTE:  
 SIDE SETBACK AS SHOWN HEREON IS BASED ON CURRENT ZONING REQUIREMENTS FOR  
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 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

RECEIVED  
 MAY 19 2012  
 Dept. of Building Inspections  
 City of Portland Maine

*10x24*  
*6x6*

WASHINGTON AVENUE

EXISTING CONDITION PLAN OF LAND  
 IN  
 PORTLAND  
 MAINE

SCALE: 1"=30'  
 NOVEMBER 15, 2012  
 PREPARED FOR: BRENDA TOULOUSE  
 1493 WASHINGTON AVENUE  
 PORTLAND, ME

JOB NUMBER: 33620 ACAD FILE: 33620.DWG

SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED  
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
 tel: (207) 883-1000 or (800) 882-2227  
 fax: (207) 8831001  
 e-mail: info@northeastcivilsolutions.com

