

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CORMIER STEVEN S & FRANCESCA H CORMIER JTS

**Located at**

20 SUMMIT PARK AVE

**PERMIT ID:** 2016-01424

**ISSUE DATE:** 07/26/2016

**CBL:** 380A A002001

has permission to **Remove existing roof, add second story living space, increase existing mudroom, remove load bearing walls on first floor.**

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.

N/A

/s/ Doug Morin

**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:**

Single Family Dwelling

ENTIRE

MUBEC / IRC 2009

**Type:**

**Fire Department**

**PERMIT ID:** 2016-01424

**Located at:** 20 SUMMIT PARK AVE

**CBL:** 380A A002001

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

**Check the Status or Schedule an Inspection On-Line 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 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 are 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 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.**

### **REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing  
Electrical Close-in  
Setbacks and Footings Prior to Pouring  
Final - Electric  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01424	<b>Date Applied For:</b> 05/31/2016	<b>CBL:</b> 380A A002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single Family		<b>Proposed Project Description:</b> Remove existing roof, add second story living space, increase existing mudroom, remove load bearing walls on first floor.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/28/2016
<b>Note:</b> R-3 zone 24 Summit Park Ave - 18.73' & 357 -9.57 - average = 14' front yard - section 14-436(b) to add 2nd floor - 80% of 852 sf = 681 sf - adding 42% floor area - adding 6' x 30' = 180 sf x 2 = 360 sf added to existing floor area lot coverage - 1337.88 sf garage - 20 x 22 = 440 sf house - 27 x 30 = 810 sf porch - 6 x 7 = 42 mudroom - 7.75 x 5.92 sf = 45.88		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The addition of a full second story is being approved under section 14-436(b). There is a 42% increase in floor area.				
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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) 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.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Doug Morin	<b>Approval Date:</b> 07/26/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
2) 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.				
3) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
4) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.				
5) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
6) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
7) The attic scuttle opening must be 22" x 30".				
8) 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.				