

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ROBERT H. GRENIER VN VET

Located At 370 SUMMIT ST

Job ID: 2012-01-3165-ALTR

CBL: 382A- A-006-001

has permission to build a 15 by 18 foot living room 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

02/14/2012

\_\_\_\_\_  
**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
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Insulation prior to Close-In.
  4. 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

Job ID: 2012-01-3165-ALTR

Located At: 370 SUMMIT ST

CBL: 382A- A-006-001

## **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.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **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:
  - a. Plans indicate the addition will not exceed 50% of the total completed structure.
  - b. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
  - c. Capt. Pirone did make it clear to the GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

### **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. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
3. 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.
4. 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.
5. 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.

6. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
7. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface. **See attached documentation, Section R308 for Safety Glazing requirements.**
8. Note: The existing deck adjacent to the proposed Sunroom will not be altered; there is only interior access to the proposed Sunroom (no new exterior steps); the new addition "does not" create a crawl space; existing header will be utilize from the removed interior doorway.

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

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

Job No: 2012-01-3165-ALTR	Date Applied: 1/27/2012	CBL: 382A- A-006-001	
Location of Construction: 370 SUMMIT ST	Owner Name: ROBERT HENRY GRENIER VN VET	Owner Address: 370 SUMMIT ST  PORTLAND, ME 04103	Phone:  207-797-2908
Business Name:	Contractor Name: M. R. Brewer	Contractor Address: 91 BELL ST PORTLAND ME 04103	Phone:  (207) 797-7534
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-3
Past Use:  Single family	Proposed Use:  Same - Single Family - remove 14' x 11' sunroom located on existing deck & build 15' x 22' living room with 12' x 18' deck remaining	Cost of Work: 40000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. P. P. 2/1/12</i>	Inspection: Use Group: R3 Type: SCS  MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: New 22' x 15' Addition, Remove Sunroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK w/condition</i> <i>1/27/12 ASU</i>	Date:	Date: <i>ASU</i>

**CERTIFICATION**

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 application 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

Close in

3/22/12

Fing: Needs ledger bolts (1st floor ledger)

Glazing: Needs safety glazing @ Windo adj to door

Glazing: Gable windows need fall protection R612.3 - ASTM F~~1~~2090

# 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>370 Summit Street</u>		
Total Square Footage of Proposed Structure/Area <u>3045 SF</u>	Square Footage of Lot <u>20752</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>382A-A-6</u> Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Robert Genica</u> Address <u>370 Summit St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>797-2908</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$40,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ 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>Remove an existing 14x11' Sun Room located on the back Deck and build a new 22'x15' Living Room in its place.</u>		
Contractor's name: <u>M.R. Brewer</u>		Email: <u>mrb@mrbrw.com</u>
Address: <u>91 Bell Street</u>		
City, State & Zip <u>Portland, ME 04103</u>		Telephone: <u>797-7534</u>
Who should we contact when the permit is ready: <u>M.R. Brewer</u>		Telephone: <u>797-7534</u>
Mailing address: <u>91 Bell Street Portland, ME 04103</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: [Signature] Date: 1/21/12

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

RECEIVED  
JAN 21 2012  
City of Portland  
Department of Planning & Development  
Inspections Division

370 Summit ST.

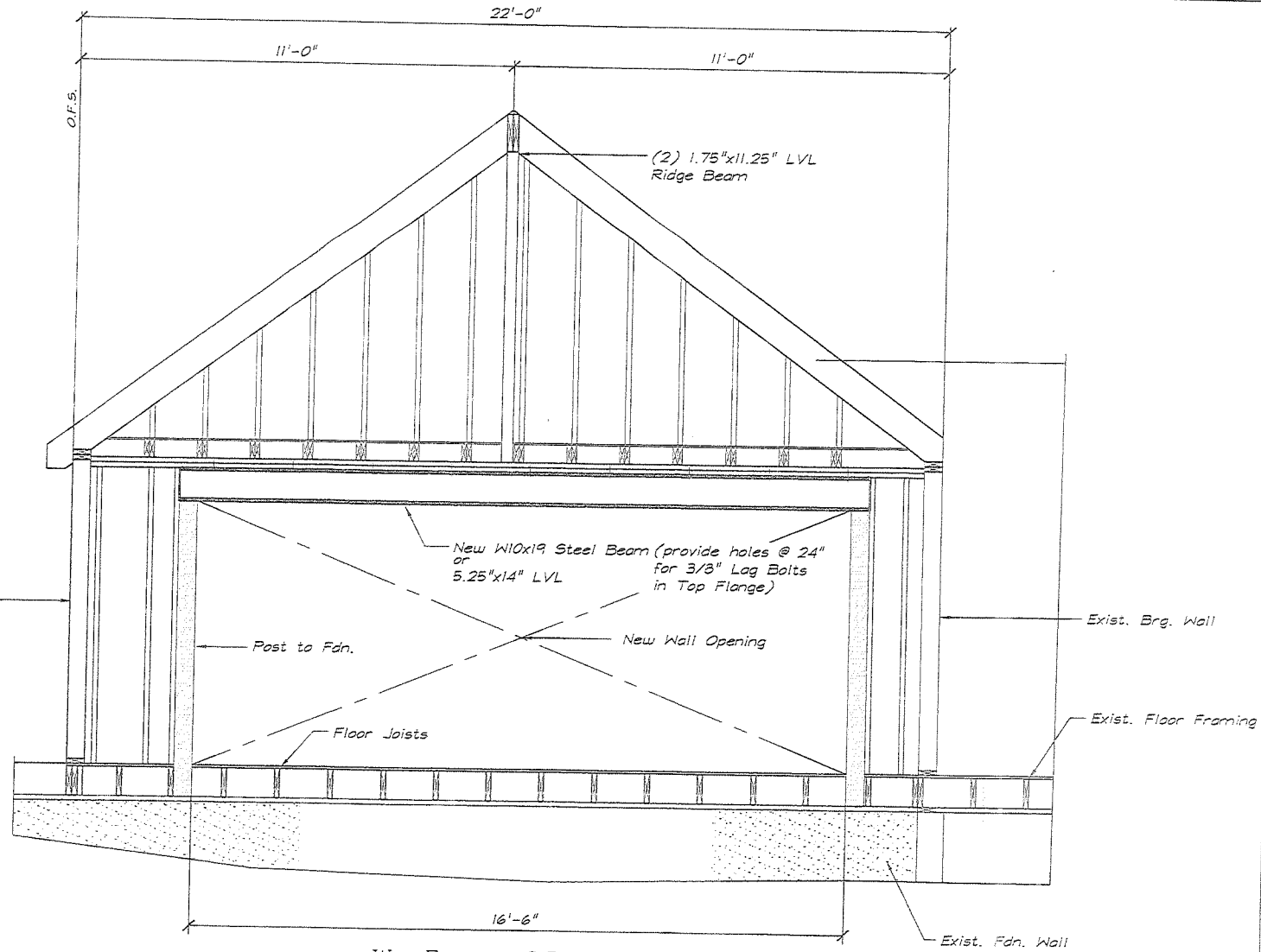
RECEIVED

382 A-A-006

MAR 21 2012

2012-01-316

Dept. of Building Inspections  
City of Portland Maine

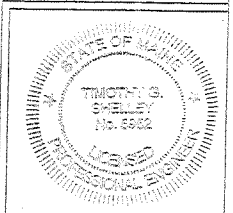


WALL ELEVATION @ PROPOSED OPENING  
Scale: 3/8" = 1'-0"

GRENIER RESIDENCE ADDITION		MAINE
Drawn By: TGS	Date: 2/13/12	Sheet: SK5
Checked By: TGS	Scale: AS NOTED	Draw No.: 2012-007

SHIELLEY ENGINEERING, INC.  
STRUCTURAL CONSULTANTS  
P.O. Box 1030  
GRAY, MAINE 04039  
PHONE (207) 657-8031  
WWW.SHIELLEYENGINEERING.COM

SEI

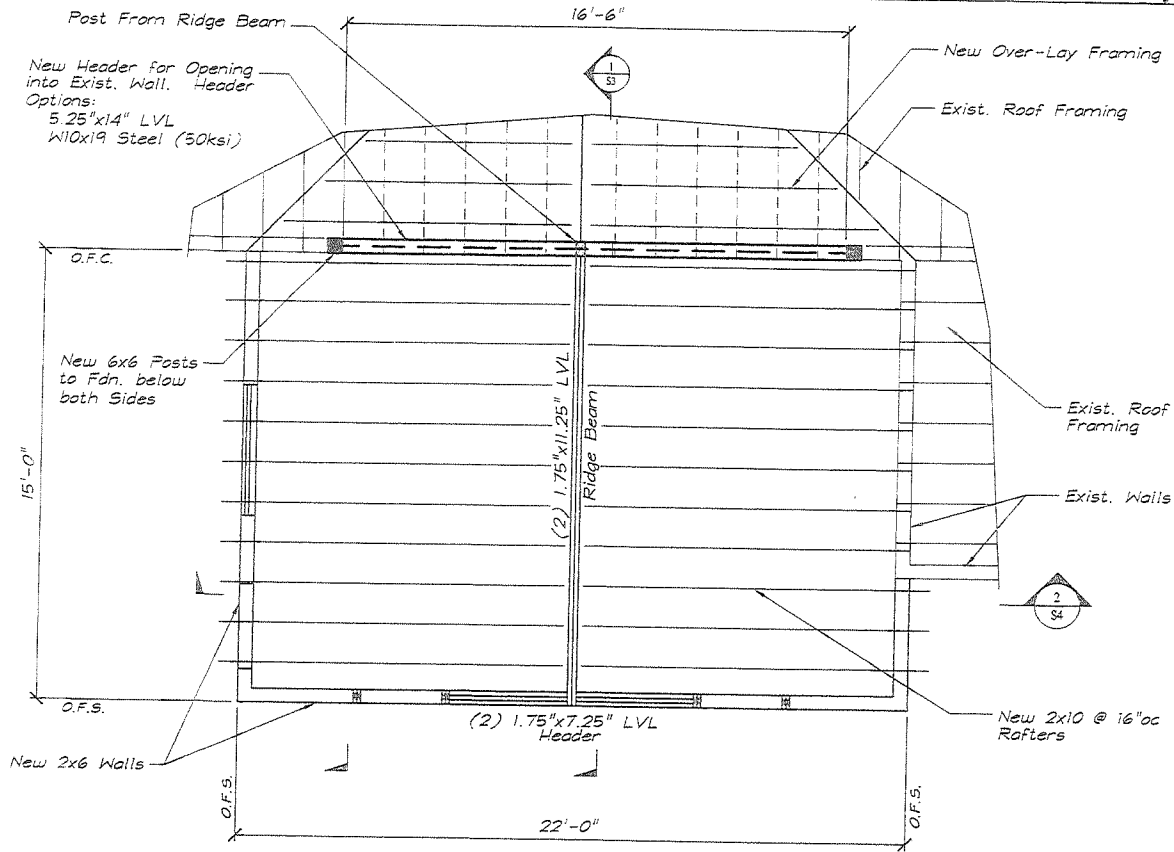




RECEIVED

MAR 21 2012

Dept. of Building Inspections  
City of Portland, Maine



**NEW ADDITION - ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"

**STRUCTURAL DESIGN CRITERIA:**

- 1. BUILDING CODE: CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE
- 2. SNOW: SLOPED ROOF SNOW LOAD = 35psf
- 3. FLOOR LIVE LOAD = 40psf

O.F.C. = Outside Face of Concrete  
O.F.S. = Outside Face of Stud

GRENIER RESIDENCE  
ADDITION

PROJECT:	GRENIER RESIDENCE ADDITION	DATE:	1/25/12	SCALE:	SK2 of 4
DESIGNED BY:	TCS	REVISED BY:	Rev-1	DATE:	2/13/12
CHECKED BY:	TCS	DATE:	AS NOTED	PROJECT NO.:	2012-007

SEI  
 SHELLEY ENGINEERING, INC.  
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