

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

GIANCOTTI MARCO P SR & KRISTEN E GIANCOTTI  
JTS/Port City Carpentry

**Located at**

192 HOPE AVE

**PERMIT ID:** 2013-00813

**ISSUE DATE:** 05/24/2013

**CBL:** 392 A011001

has permission to **construct a family room addition 15' x 20' rear of home**

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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

Tammy Munson  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**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 dwelling

*Building Inspections*  
**Use Group:** R-3      **Type:** 5B

*Fire Department*

IRC 2009 - MUBEC

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Framing Only  
Electrical - Residential  
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> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
	2013-00813	04/23/2013	392 A011001

<b>Proposed Use:</b> Same: Single Family Home	<b>Proposed Project Description:</b> construct a family room addition 15' x 20' rear of home
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/02/2013

**Note:** **Ok to Issue:**

- 1) Prior to setback inspection, the property lines shall be strung so that the required setbacks can be measured
- 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.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/24/2013

**Note:** **Ok to Issue:**

- 1) The header over the sliding door must be 2 - 2" x 8"-s minimum.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Permit 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 05/17/2013

**Note:** call design professional 50% **Ok to Issue:**

- 1) Capt. Pirone did make it clear to the architect that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.
- 2) A sprinkler system is recommended but not required based on the following:  
architect states renovation of the existing structure plus addition will not exceed 50% of the completed structure.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 4) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 5) Requirement is for renovated area:  
Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 6) Requirement is for renovated area:  
Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.