

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that NEMEROFF, STEPHEN W

Located At 17 HEATHER RD.

Job ID: 2011-06-1575-ALTCOMM

CBL: 396 - - D - 003 - 001 - - - -

has permission to add a 14 foot by 14 foot three season room.

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

07/08/2011

\_\_\_\_\_  
**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
2. Close-In: (Electrical, Plumbing, Framing)
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 OCCUOPIED.



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1575-ALTCOMM

Located At: 17 HEATHER

CBL: 396 - - D - 003 - 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.

### **Building**

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 R612.3.
  - a. Note: The space was not approved as a bedroom; separate review and a code compliant emergency escape is required for each bedroom.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
4. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
5. A photoelectric Carbon Monoxide (CO) detector 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 detectors shall be installed in all bedrooms, 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. 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.
8. Note: Rafters are 2 inch by 10 inch at 16 inches on center, approved hangers will be used for the rafter connection to the residence.

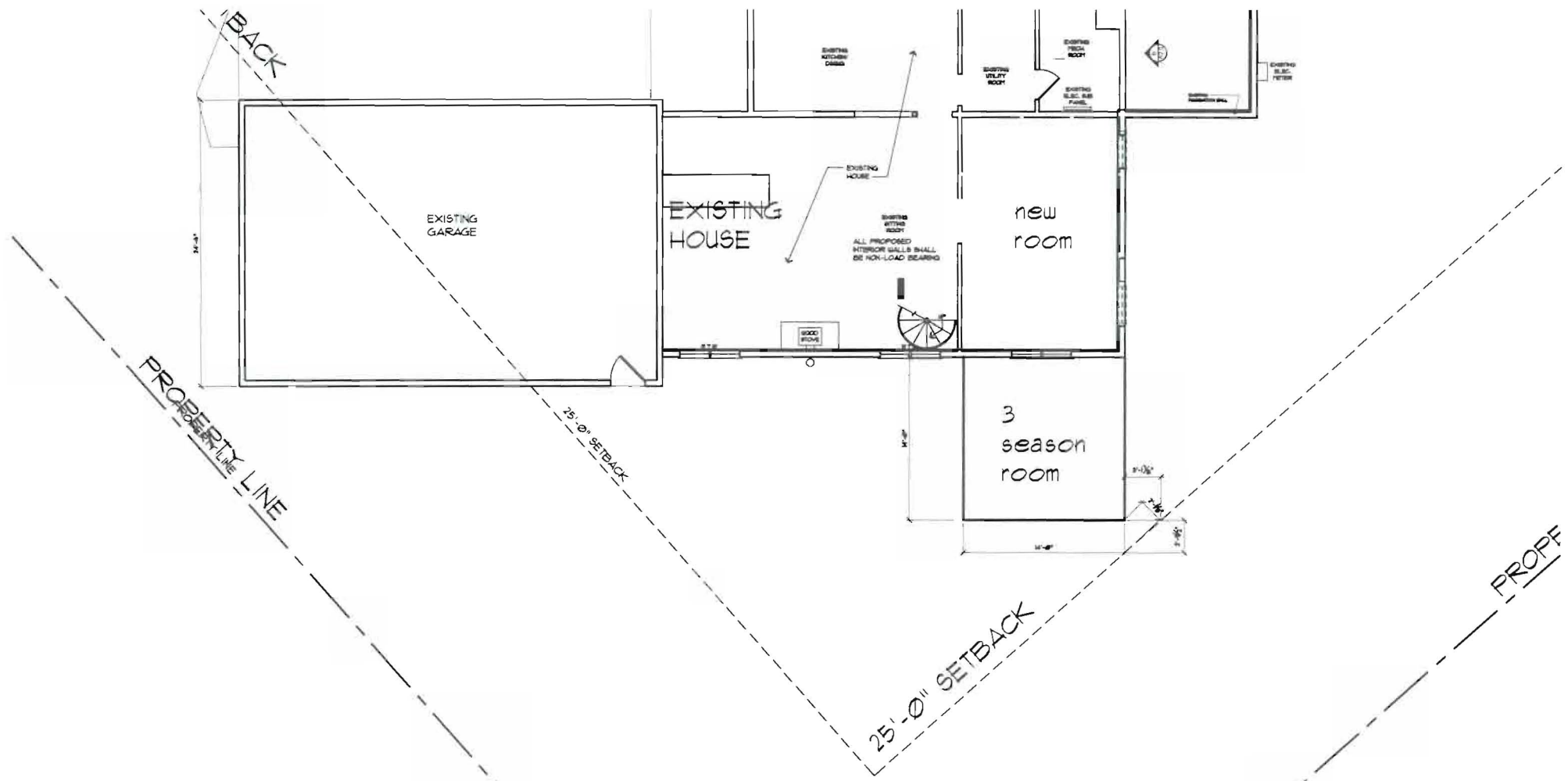


7-25-11

14' x 14' x 4' Prestabls  
Under drainage installed  
and finished Drumpointed  
dc to backu  
N/A

8-22-11

dc to cbe in N/A  
~~ed~~



RECEIVED

JUL -7 2011

Dept. of Building Inspections  
City of Portland Maine

603-203-3086

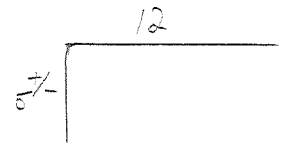
Asphalt Shingles

5/8" CDX Sheathing

2x10 Rafter

W/4 ALUM DREG

3/4" ALUM WRAPPED TRIM



Fiber Glass Insul.

2x8 HOR. TYP.

Existing House

Wooden Step

7/16" OSB Sheathing

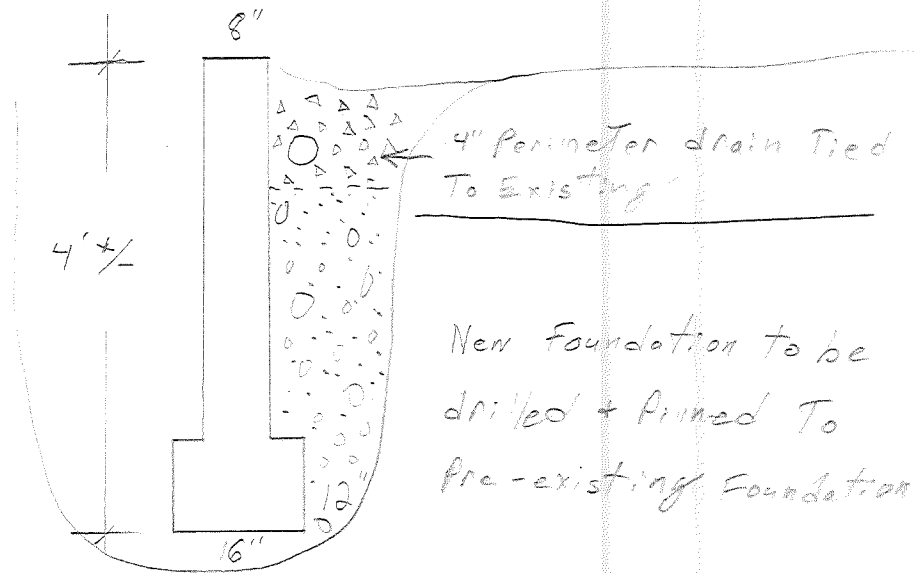
6" Insul. Co. - 3" O.C.

Slab 4" F-19

2x6 Framing

P.T. Sill

Typical Section



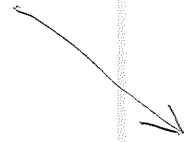
New Foundation to be drilled & Pinned To Pre-existing Foundation

Scale  $\frac{1}{8}'' = 1'$

Typical Section



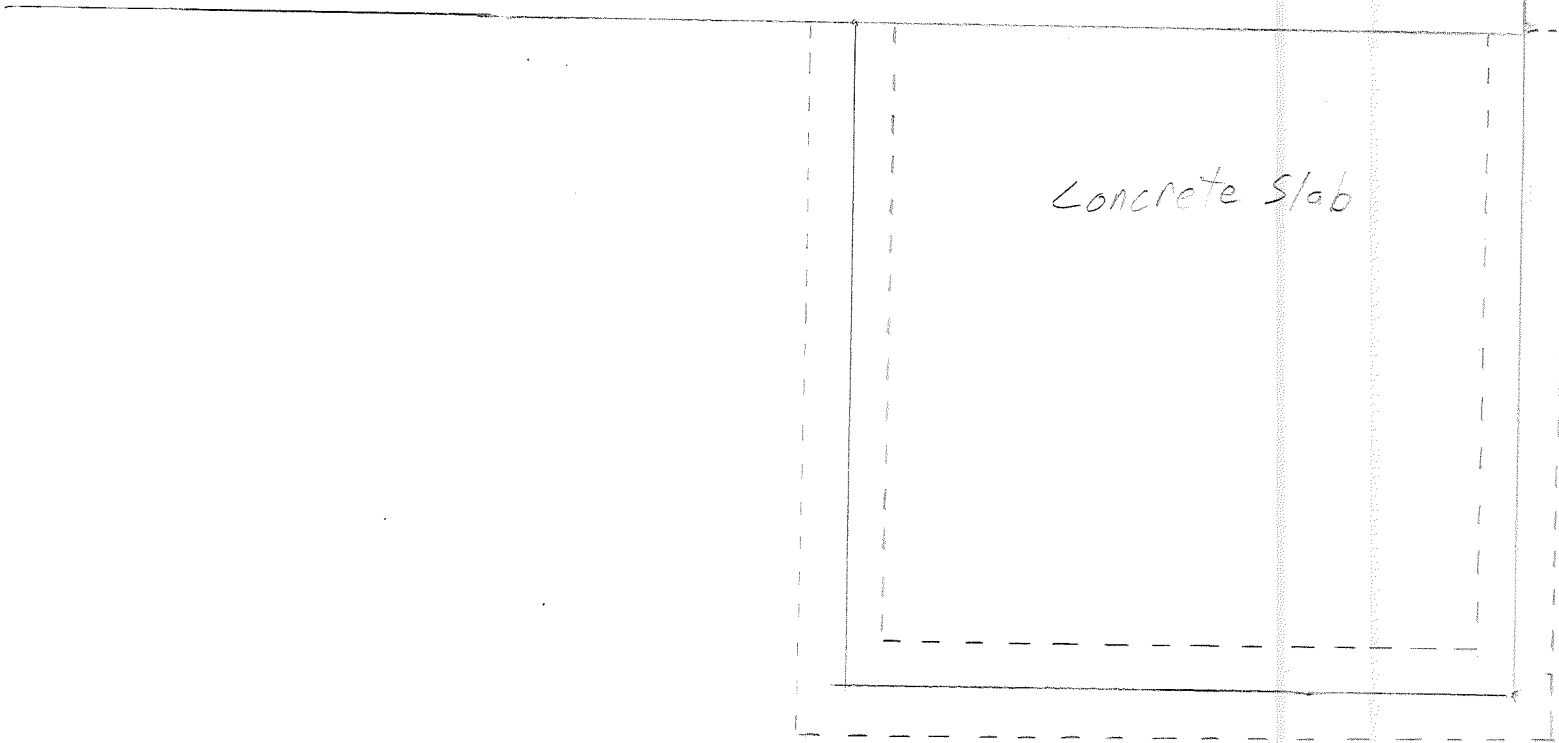
Back Left Corner of  
Existing House

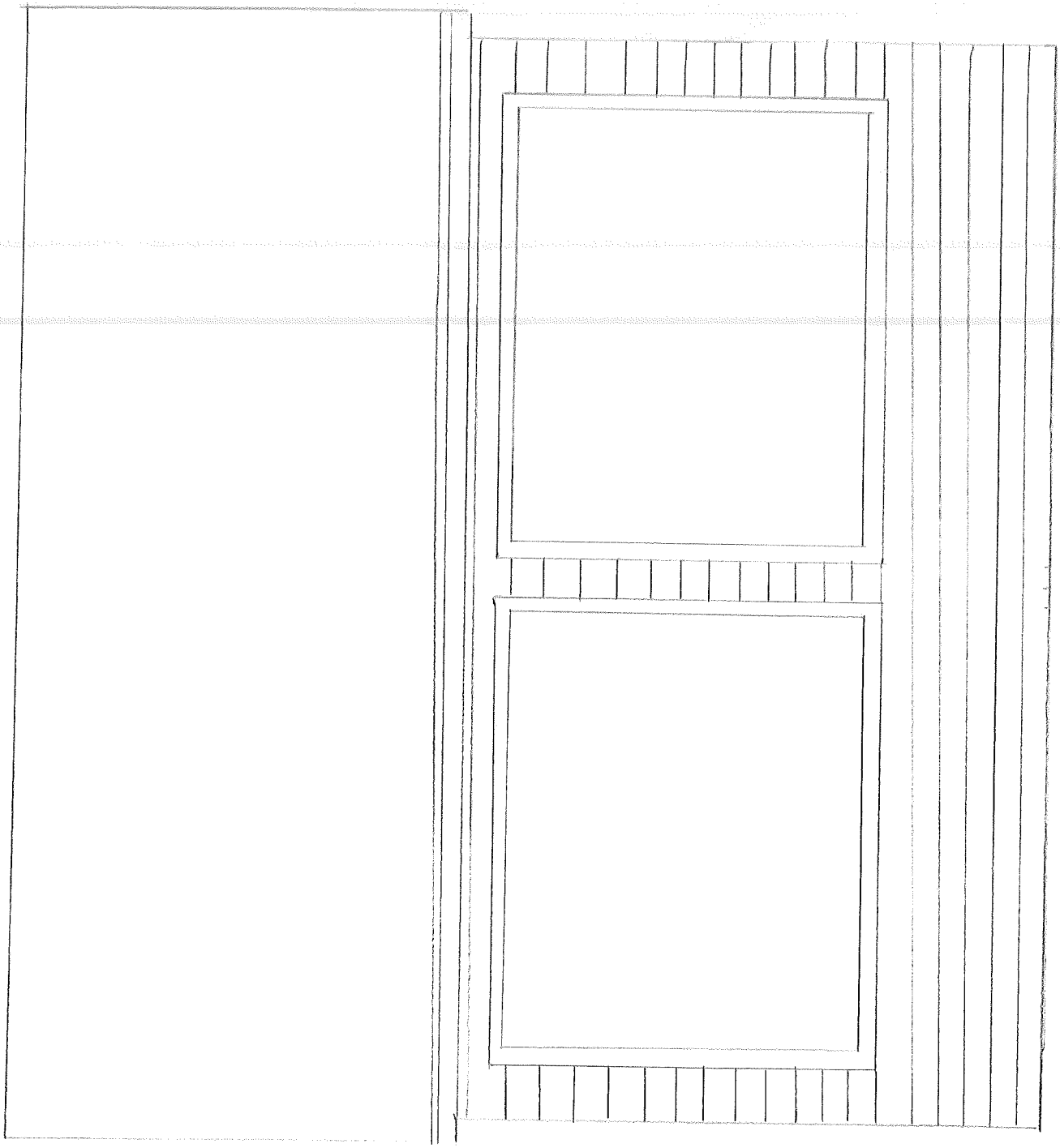


Concrete Slab

14'

14'





2-2 2011 06 1575 6/30/11



# 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>17 Heather Rd.</u>		
Total Square Footage of Proposed Structure/Area <u>196 S.F.</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>396</u> Block# <u>D</u> Lot# <u>003</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>Mark Roma</u> Address <u>17 Heather Rd.</u> City, State & Zip <u>Portland ME, 04103</u>	Telephone: <u>(207)797-7236</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> JUN 28 2011	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,000.<sup>00</sup></u> C of O Fee: \$ Total Fee: \$ <u>80.00</u>
<p>Dept. of Building Inspections City of Portland, Maine</p> <p>Current legal use (i.e. <u>single family</u>) <u>Single Family</u> Number of Residential Units _____          If vacant, what was the previous use? _____          Proposed Specific use: <u>Sunroom</u>          Is property part of a subdivision? <u>no</u> If yes, please name _____          Project description: <u>Pour Foundation for a 14'x14' sunroom w/slab.</u></p>		
<p>Contractor's name: <u>Keith Doyon Construction LLC.</u>          Address: <u>3 Huntley Dr. Scarborough ME 04107</u>          City, State &amp; Zip <u>Portland ME, 04103</u> Telephone: <u>(207)272-1257</u>          Who should we contact when the permit is ready: <u>contractor</u> Telephone: <u>same</u>          Mailing address: <u>same</u></p>		

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.

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: Keith A. Doyon Date: 6-08-11

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 28 2011

Received from Knich's

Location of Work 11th Street

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

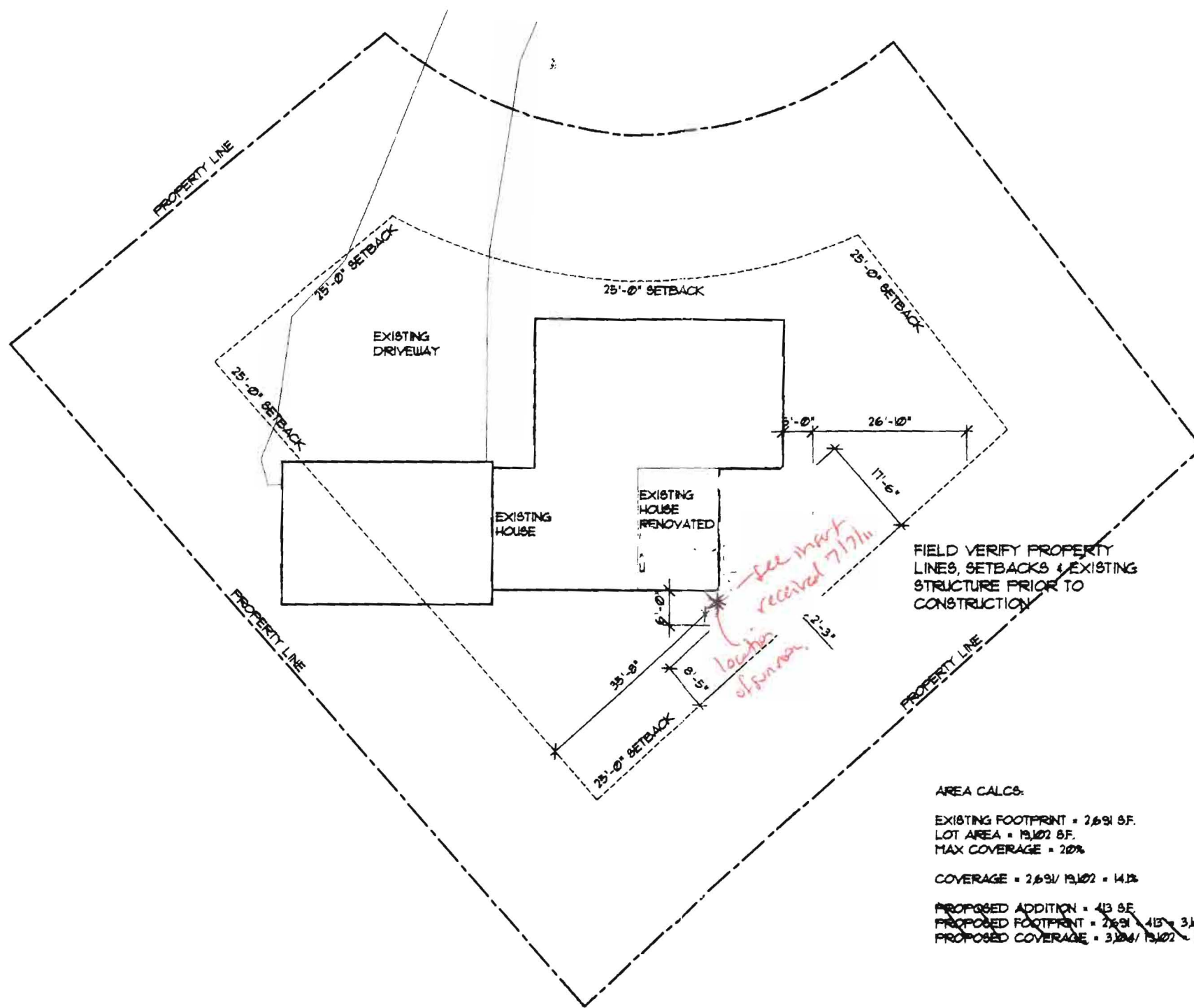
CBL: 296-0003

Check #: Cash Total Collected \$ 20.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: Hayle

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



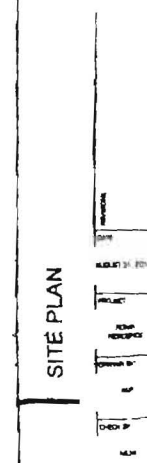
AREA CALCS:  
 EXISTING FOOTPRINT = 2,691 SF.  
 LOT AREA = 19,102 SF.  
 MAX COVERAGE = 20%  
 COVERAGE = 2,691 / 19,102 = 14.1%  
 PROPOSED ADDITION = 413 SF.  
 PROPOSED FOOTPRINT = 2,691 + 413 = 3,104 SF.  
 PROPOSED COVERAGE = 3,104 / 19,102 = 16.2%

**SITE PLAN**  
 SCALE: 1" = 10'-0"

**MARK  
 MUELLER  
 ARCHITECTS**  
 A.I.A.  
 100 Commercial Street  
 Suite 205  
 Portland, Maine 04101  
 Phone: 207.774.9057  
 Fax: 207.773.3851  
 Email: mark@muellerarchitects.com

CONTRACT:  
 10-10-10-001

ADDITION FOR:  
**ROMA RESIDENCE**  
 17 HEATHER ROAD  
 PORTLAND, MAINE



- FOR CONSTRUCTION -  
 PERMIT SET: NOVEMBER 16, 2010  
**L-1.0**