

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BRETON FREDRIC L JR & MELISSA E BOUCHARD
JTS

Located at

53 GERTRUDE AVE

PERMIT ID: 2017-00213

ISSUE DATE: 03/17/2017

CBL: 402 E001001

has permission to **Remodel kitchen - build 8' x 12' deck in rear with stairs to grade - add new door to access deck**

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 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/ Greg Gilbert

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:

Type:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Framing Only
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00213	Date Applied For: 02/21/2017	CBL: 402 E001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single family home		Proposed Project Description: Remodel kitchen - build 8' x 12' deck in rear with stairs to grade - add new door to access deck		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/02/2017
Note: R-3 Zone, not in flood zone (panel 7, zone X) lot size - 7276 sf front - N/A rear - 25' min - 25' shown - OK side - 8' min. - left side 8'+ shown - OK - left side >- 8' OK Lot coverage - 35% =2,546.6 sf - 1104 (existing) 1104 sf + 96 sf (deck) = 1200 sf - OK				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 03/17/2017
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.				
R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.				
R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers				
2) 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.				
3) 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.				