

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

OCEAN STREET LLC /Thomas Campbell

**Located at**

175 VIRGINIA ST

**PERMIT ID:** 2013-00663

**ISSUE DATE:** 04/17/2013

**CBL:** 404 F003001

has permission to **Amend permit #2012-11-5411 to change from adding dormers to raising roof to create full second floor**

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.

A handwritten signature in black ink, appearing to be "J.R.", written over a horizontal line.

**Fire Prevention Officer**

**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**

**PERMIT ID:** 2013-00663

**Located at:** 175 VIRGINIA ST

**CBL:** 404 F003001

**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  
Close-in Plumbing/Framing  
Electrical Close-in  
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.

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

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

<b>Permit No:</b> 2013-00663	<b>Date Applied For:</b> 04/05/2013	<b>CBL:</b> 404 F003001
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<b>Location of Construction:</b> 175 VIRGINIA ST	<b>Owner Name:</b> OCEAN STREET LLC	<b>Owner Address:</b> PO BOX 1834	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Campbell	<b>Contractor Address:</b> P.O. Box 1834 Portland	<b>Phone</b> (207) 252-2411
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Home	<b>Proposed Project Description:</b> Amend permit #2012-11-5411 to change from adding dormers to raising roof to create full second floor
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/05/2013

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

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 04/08/2013

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

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Ceiling height and "exemptions" shall comply with Section R305.
- 3) R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
- 4) 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.

Hardwired (non- ionization detection technology) 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 arrangement and the City's minimal code requirements.

- 5) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.  
  
Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- 6) R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
- 7) 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.
- 8) Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

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<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Campbell	<b>Contractor Address:</b> P.O. Box 1834 Portland	<b>Phone</b> (207) 252-2411
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

9) A code compliant emergency escape shall be provided in each renovated bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2

R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

10 Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).

11 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.

**Dept:** Fire

**Status:** In Review

**Reviewer:**

**Approval Date:**

**Note:**

**Ok to Issue:**

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

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

<b>Permit No:</b> 2013-00663	<b>Issue Date:</b>	<b>CBL:</b> 404 F003001
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<b>Location of Construction:</b> 175 VIRGINIA ST	<b>Owner Name:</b> OCEAN STREET LLC	<b>Owner Address:</b> PO BOX 1834 PORTLAND, ME 04104		<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Campbell	<b>Contractor Address:</b> P.O. Box 1834 Portland ME 04104		<b>Phone</b> (207) 252-2411
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family		<b>Zone:</b> R3
<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$1,000.00	<b>CEO District:</b> 5
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A		<b>INSPECTION:</b> Use Group: R3 Type: SB IRC, 2009 (MUBEC)
<b>Proposed Project Description:</b> Amend permit #2012-11-5411 to change from adding dormers to raising roof for additional headroom - creating full 2nd floor		Signature: <i>Capt. Price</i>		Signature: <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

<b>Permit Taken By:</b> Ldobson	<b>Date Applied For:</b> 04/05/2013	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/15/13 ABN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark  <input type="checkbox"/> Does Not Require Review  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied  Date: <i>ABN</i>
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**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



201300663

# 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>175 VIRGINIA ST</u>		
Total Square Footage of Proposed Structure/Area <u>900</u>	Square Footage of Lot <u>6000</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>404</u> Block# <u>F</u> Lot# <u>3</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>THOMAS CAMPBELL</u> Address <u>P.O. Box 1834</u> City, State & Zip _____	Telephone: <u>252-244</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>16,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SINGLE FAMILY HOME</u> Proposed Specific use: <u>RAISE THE ROOF AND ADD A 2ND BATHROOM ON THE 2ND FLOOR</u> Is property part of a subdivision? <u>N</u> If yes, please name <u>REPLACE THE FRONT BATH DOOR</u> Project description: <u>RAISE THE ROOF TO ADD HEAD ROOM AND ADD A 2ND BATHROOM Amended to Permit 2012-11-5411 SEE Plan "A1"</u>		
Contractor's name: <u>THOMAS CAMPBELL</u>		
Address: <u>P.O. Box 1834</u>		
City, State & Zip <u>PORTLAND ME 04104</u>		Telephone: <u>252-2411</u>
Who should we contact when the permit is ready: <u>THOMAS CAMPBELL</u>		Telephone: _____
Mailing address: <u>P.O. Box 1834 PORTLAND ME 04104</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.

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 applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, the City'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.

RECEIVED  
APR 05 2013  
Dept. of Building Inspections  
City of Portland, Maine

Signature: \_\_\_\_\_ Date: 4/5/2013

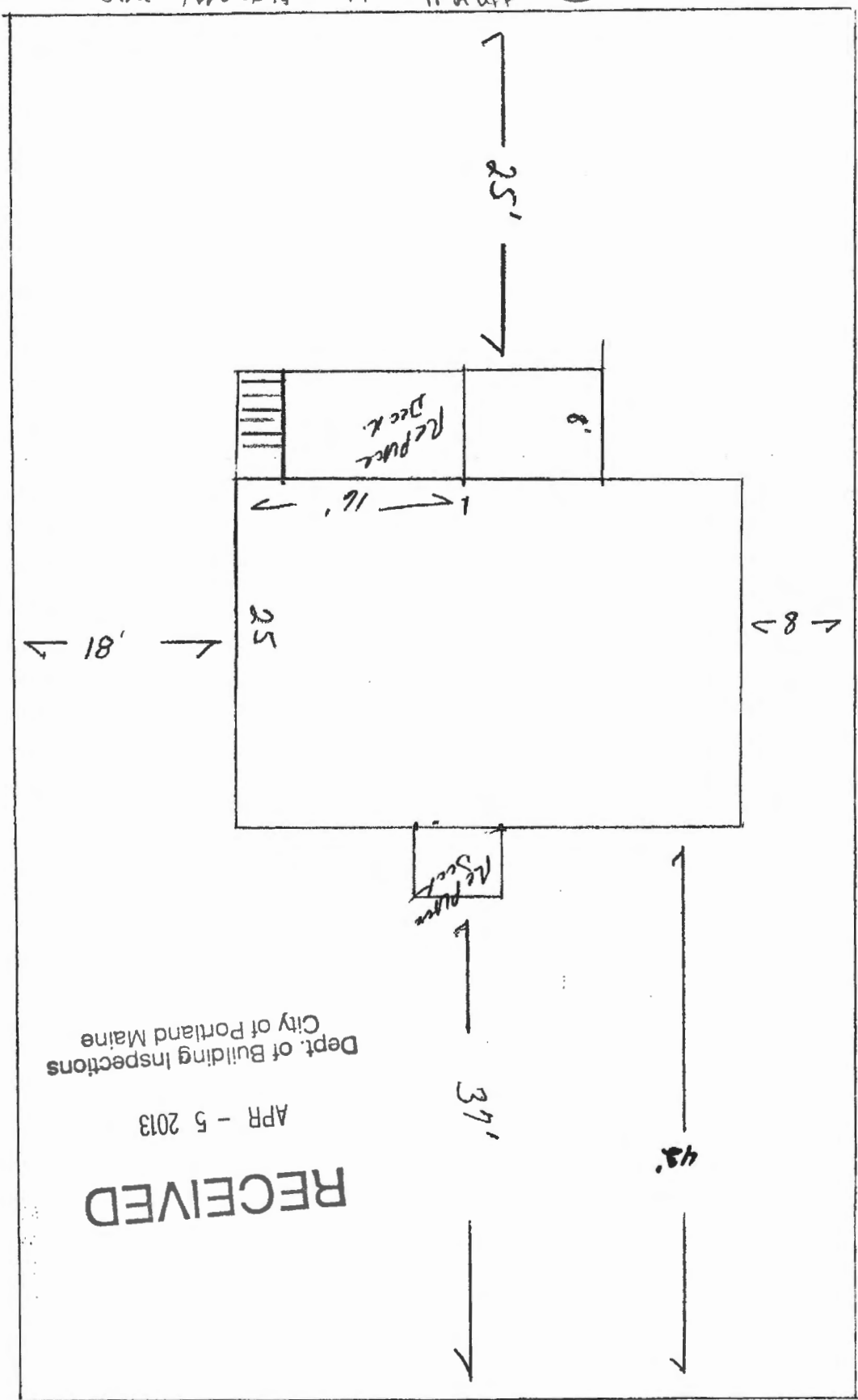
**This is not a permit; you may not commence ANY work until the permit is issued**

SEE  
PLAN A1

R-3  
front 25' - 37 5/8' in depth  
rear 25' - 25' in  
side - hwy side - 14' - 18' on lot

(20)

new 2nd floor  
- height from lowest  
grade is 21'  
OK  
35' max



Dept. of Building Inspections  
City of Portland Maine

APR - 5 2013

RECEIVED

VIRGINIA ST

3/22 = 1'