

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MAXWELL K CHIKUTA

Located At 29 DAGGETT ST

Job ID: 2012-08-4609-ALTR

CBL: 409-E-025-001

has permission to Build family room on top of existing sunroom

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

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

08/31/12

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4609-ALTR

Located At: 29 DAGGETT ST

CBL: 409- E-025-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. The setbacks for the front and rear were provided by the owner over the telephone and must be verified in the field. 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. 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. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. 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.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
5. 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.
6. 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.
7. 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.
8. Note: The SPF # 2- 2 x 8 inch floor joist max span is 12 foot 3 inches @ 16 inches O.C.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4609-ALTR	Date Applied: 8/2/2012	CBL: 409- E-025-001	
Location of Construction: 29 DAGGETT ST	Owner Name: MAXWELL K CHIKUTA	Owner Address: 29 DAGGETT ST PORTLAND, ME 04103	Phone: 207-807-5210
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - build a family room over existing deck - 18' 10" x 12' 6" and bump out kitchen wall 4' x 12' - build new landing & steps on side of house	Cost of Work: 10000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: S/B IRC, 2009 (NOBFC) Signature: <i>[Signature]</i>
Proposed Project Description: Build family room on top of existing sunroom deck		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/cond. for 8/10/12	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: APRU

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 appication 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

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.

R-3

2012-08-4609 - Lannik



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>29 DAGGETT ST PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>172'</u>	Square Footage of Lot <u>75,000'</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>409E025</u> Block# _____ Lot# _____	Applicant: (must be owner, lessee or buyer) Name <u>MAXWELL-CHIKUTA</u> Address <u>29 DAGGETT ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>(207) 807-5210</u>
Lessee/DBA	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>SINGLE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Family Room</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Building of a family room on top of the sun room which is on the existing deck.</u>		
Contractor's name: _____ Address: <u>TBA</u> City, State & Zip _____		Email: <u>maxwell.chikuta@gmail.com</u> Telephone: <u>(207) 807-5210</u> Telephone: <u>(207) 807-5210</u>
Who should we contact when the permit is ready: <u>Maxwell Chikuta</u> Mailing address: <u>29 Daggett 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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

RECEIVED
103 07 2012
City of Portland Inspections

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: August 2 2012

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

R-3

lot size 7500 ϕ

front 25' min - 31' to house - stair extend $\leq 6'$ (ok)

rear 25' min - 34' to rear (ok)

side - two stairs - 14' - right - 34'
- width 18'

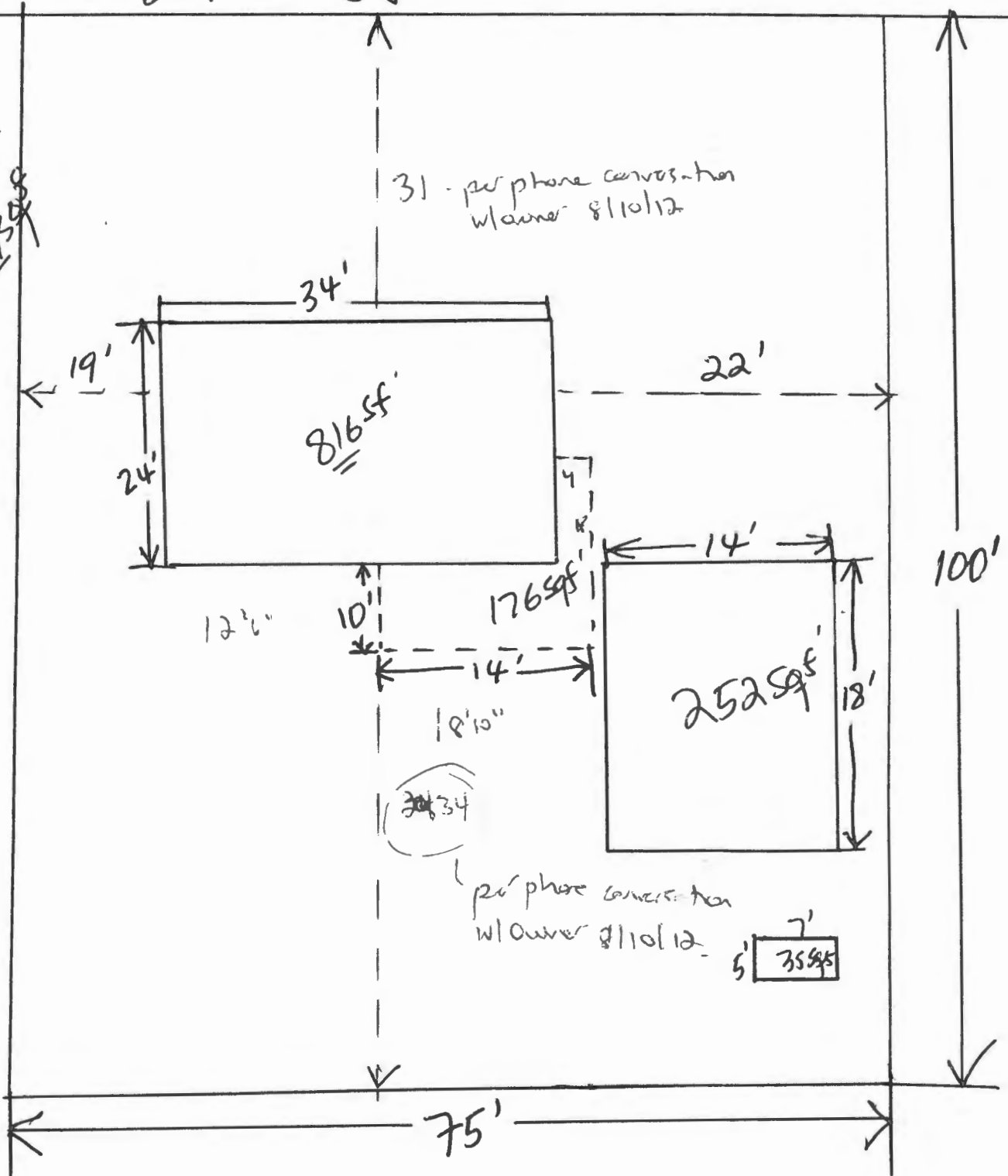
lot coverage = 35% = 2625 ϕ

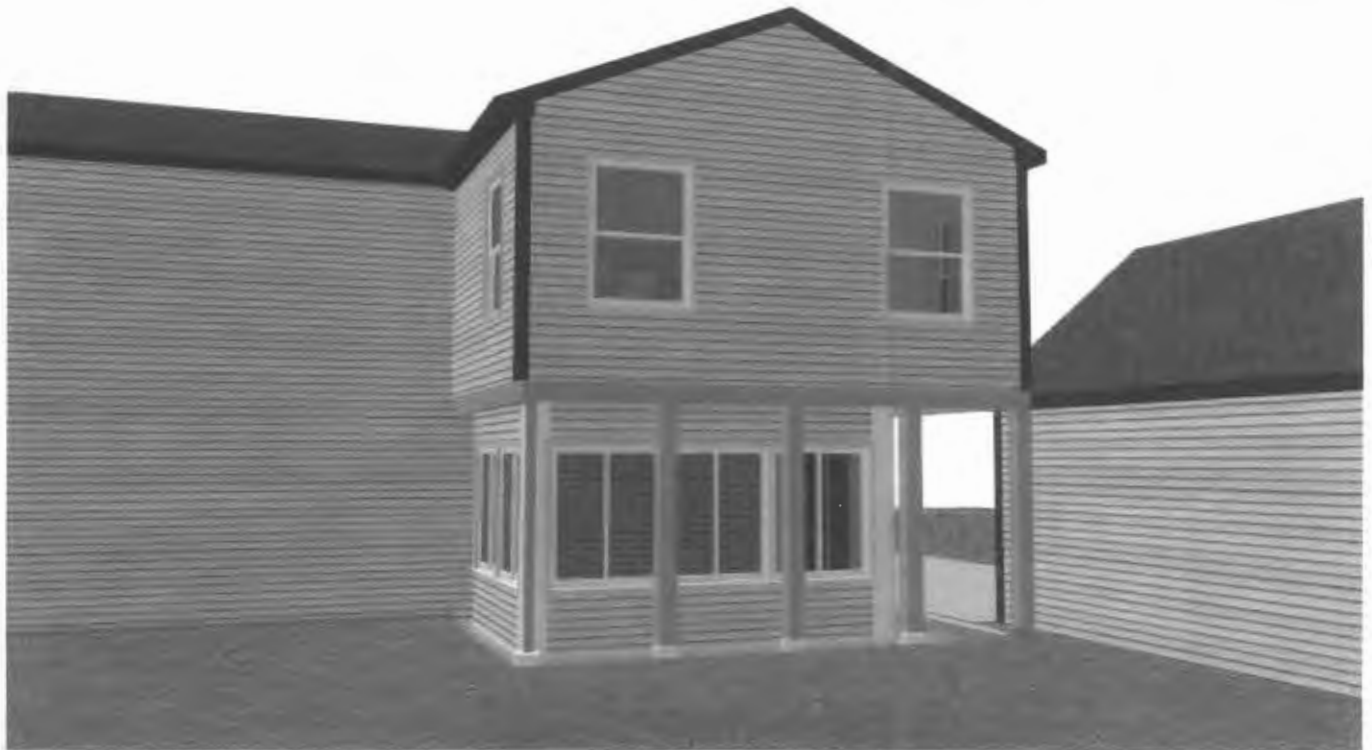
1344 ϕ (ok)

29 Daggett Street

Daggett

Total lot 7500 sq ft
- Dec-2029 sq ft



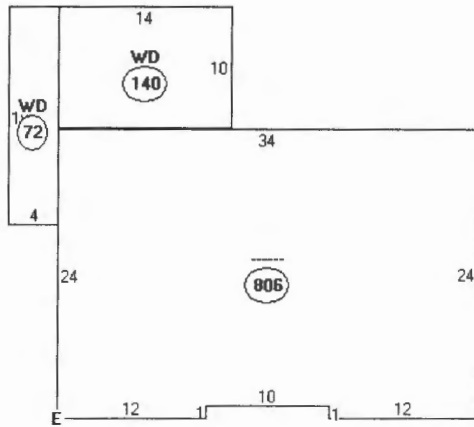


Drawn By: Jerry Dugal
Scale: NTS
Date: 4/22/2010
Revised: 5/1/2010

1

Maxwell Chikuta
29 Daggett Street
Portland, Maine

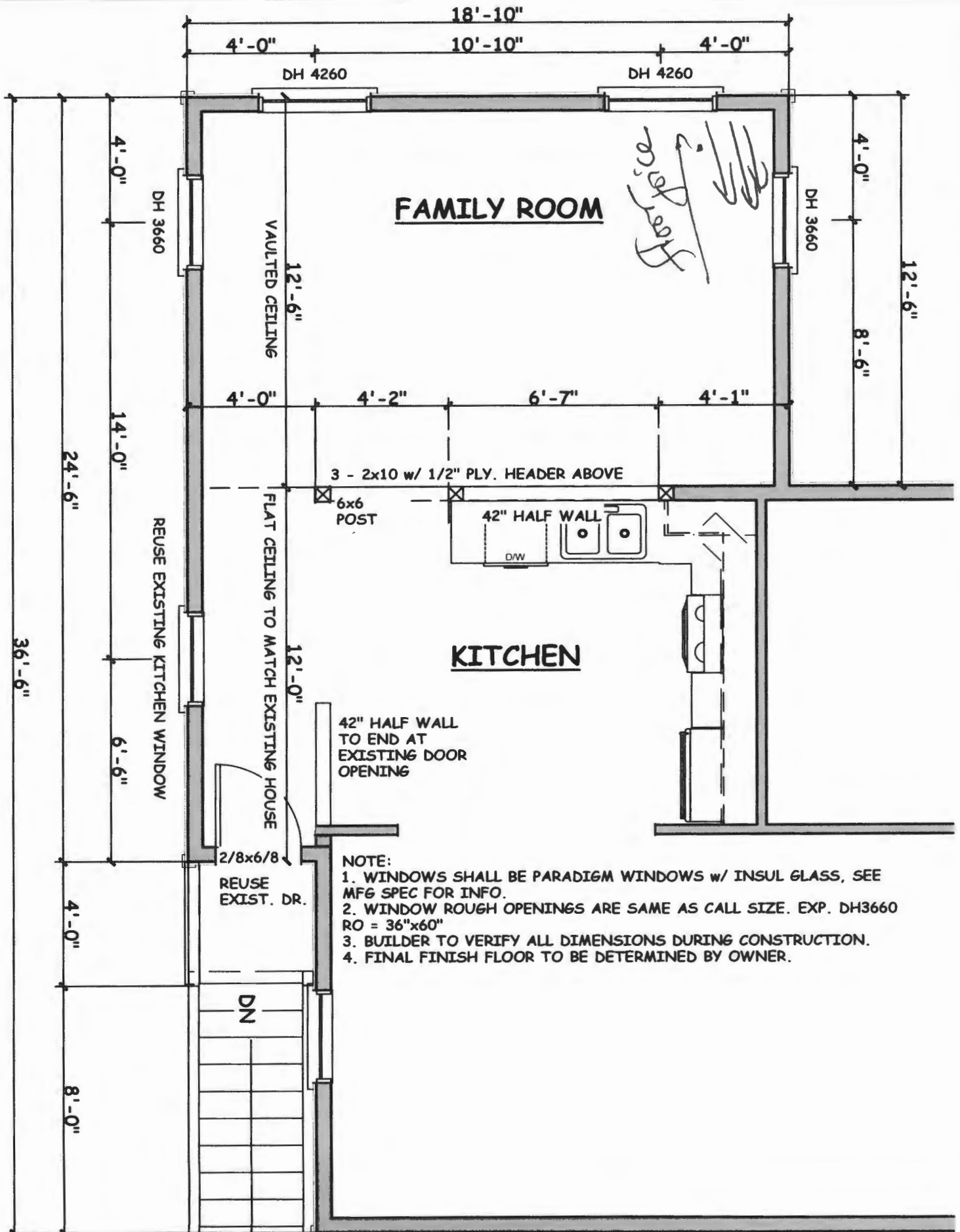
EXTERIOR
VIEWS



Descriptor/Area

- A: 806 sqft
 - B: WD 72 sqft
 - C: WD 140 sqft
 - D: RS1 96 sqft
 - E: RG1 280 sqft
- = 1394 Φ

existing room 14'x10'



NOTE:

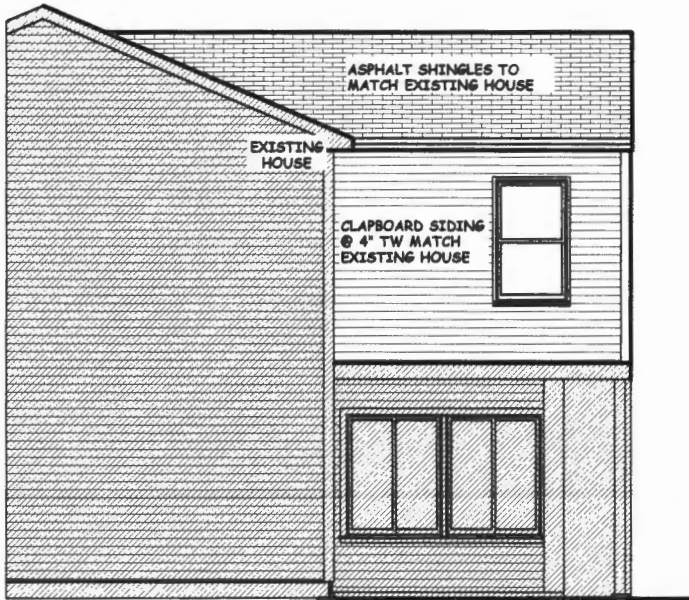
1. WINDOWS SHALL BE PARADIGM WINDOWS w/ INSUL GLASS, SEE MFG SPEC FOR INFO.
2. WINDOW ROUGH OPENINGS ARE SAME AS CALL SIZE. EXP. DH3660 RO = 36"x60"
3. BUILDER TO VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
4. FINAL FINISH FLOOR TO BE DETERMINED BY OWNER.

Drawn By: Jerry Dugal
 Scale: 1/4" = 1' - 0"
 Date: 4/22/2010
 Revised: 5/1/2010

2

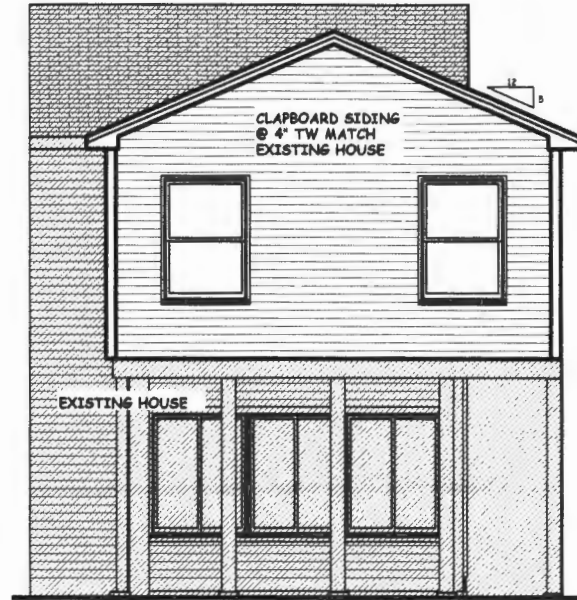
Maxwell Chikuta
 29 Daggett Street
 Portland, Maine

**FIRST FLOOR
 PLAN**



LEFT SIDE ELEVATION

(AS VIEW FROM BACK)



BACK ELEVATION

(AS VIEW FROM BACK)



RIGHT SIDE ELEVATION

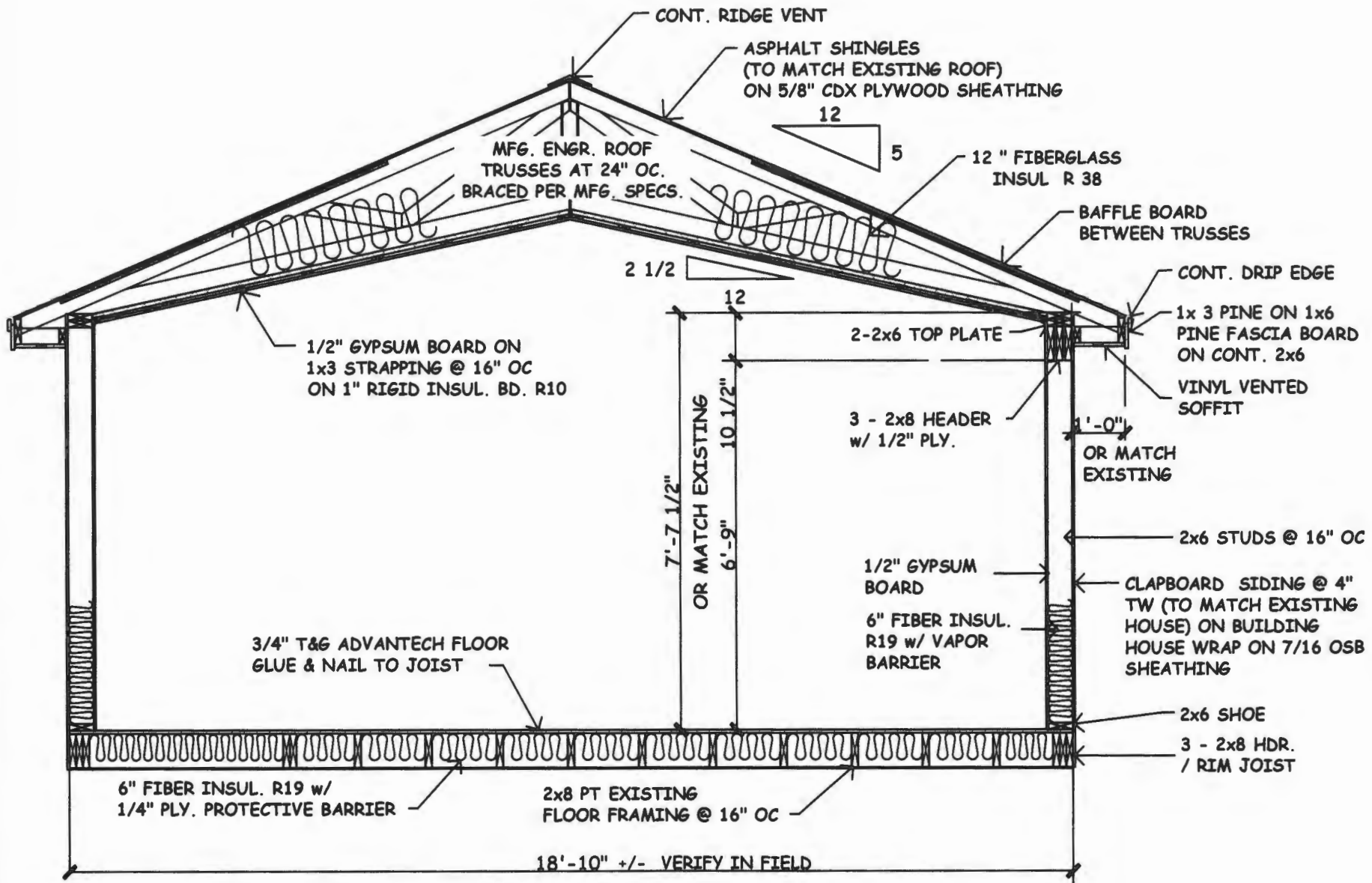
(AS VIEW FROM BACK)

ELEVATIONS

Maxwell Chikuta
29 Daggett Street
Portland, Maine

3

Drawn By: Jerry Dugel
Scale: 1/8" = 1'-0"
Date: 4/22/2010
Revised: 5/1/2010



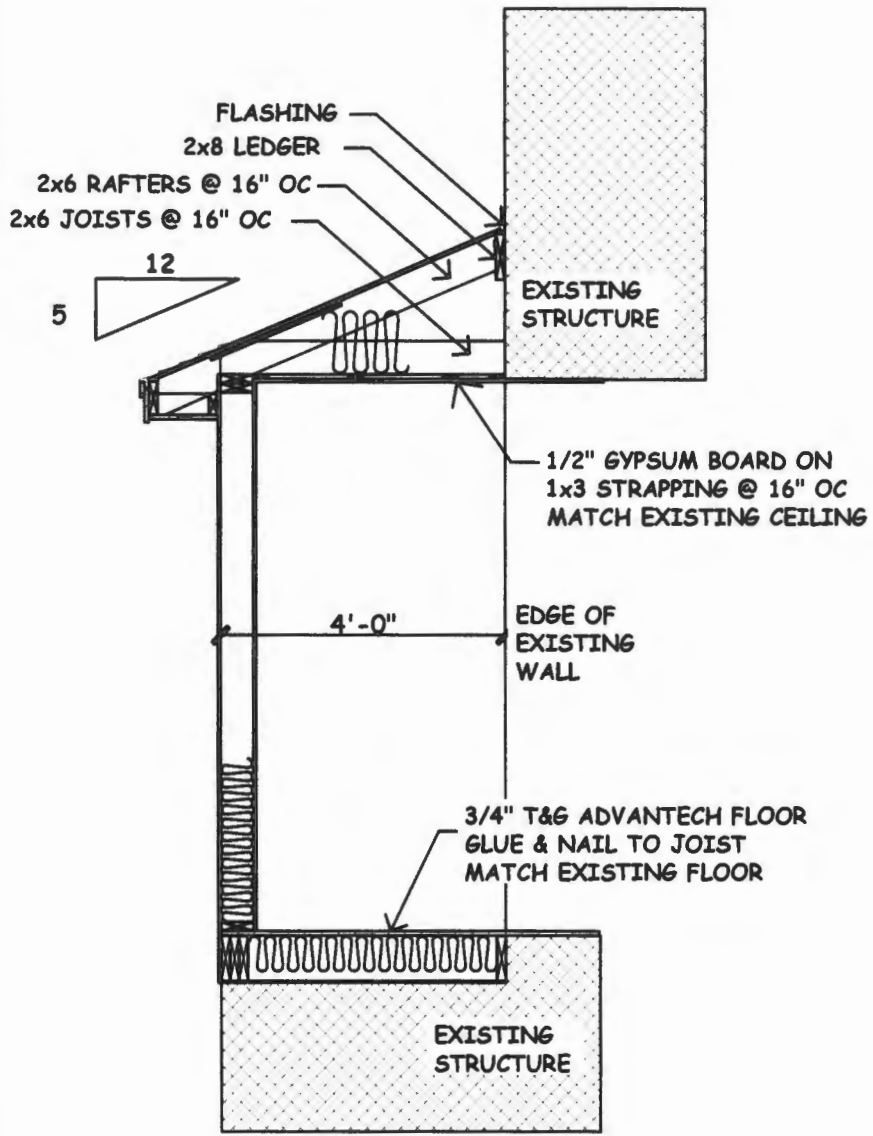
SECOND FLOOR ADDITION SECTION

ADDITION
SECTION

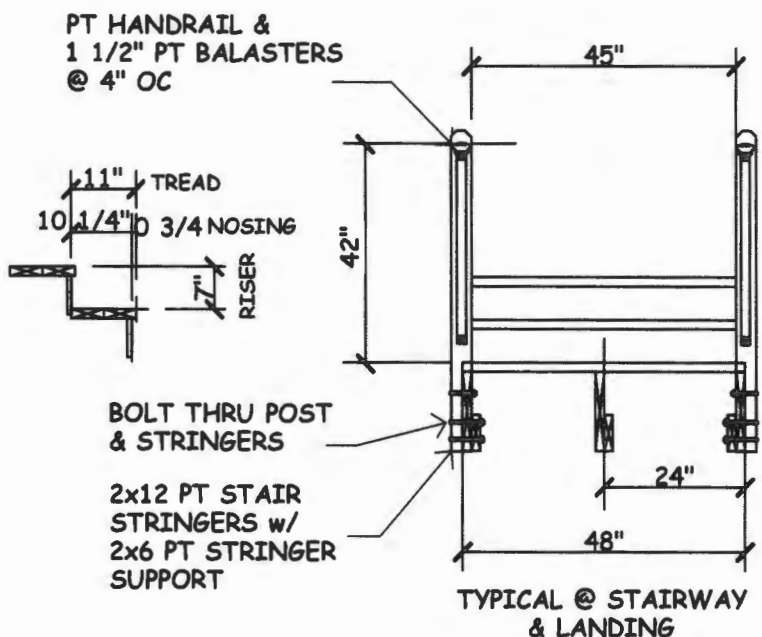
Maxwell Chikuta
29 Daggett Street
Portland, Maine

4

Drawn By: Jerry Dugal
Scale: 3/8" = 1'-0"
Date: 4/22/2010
Revised: 5/1/2010



**SECTION @
SIDE ENTRY**



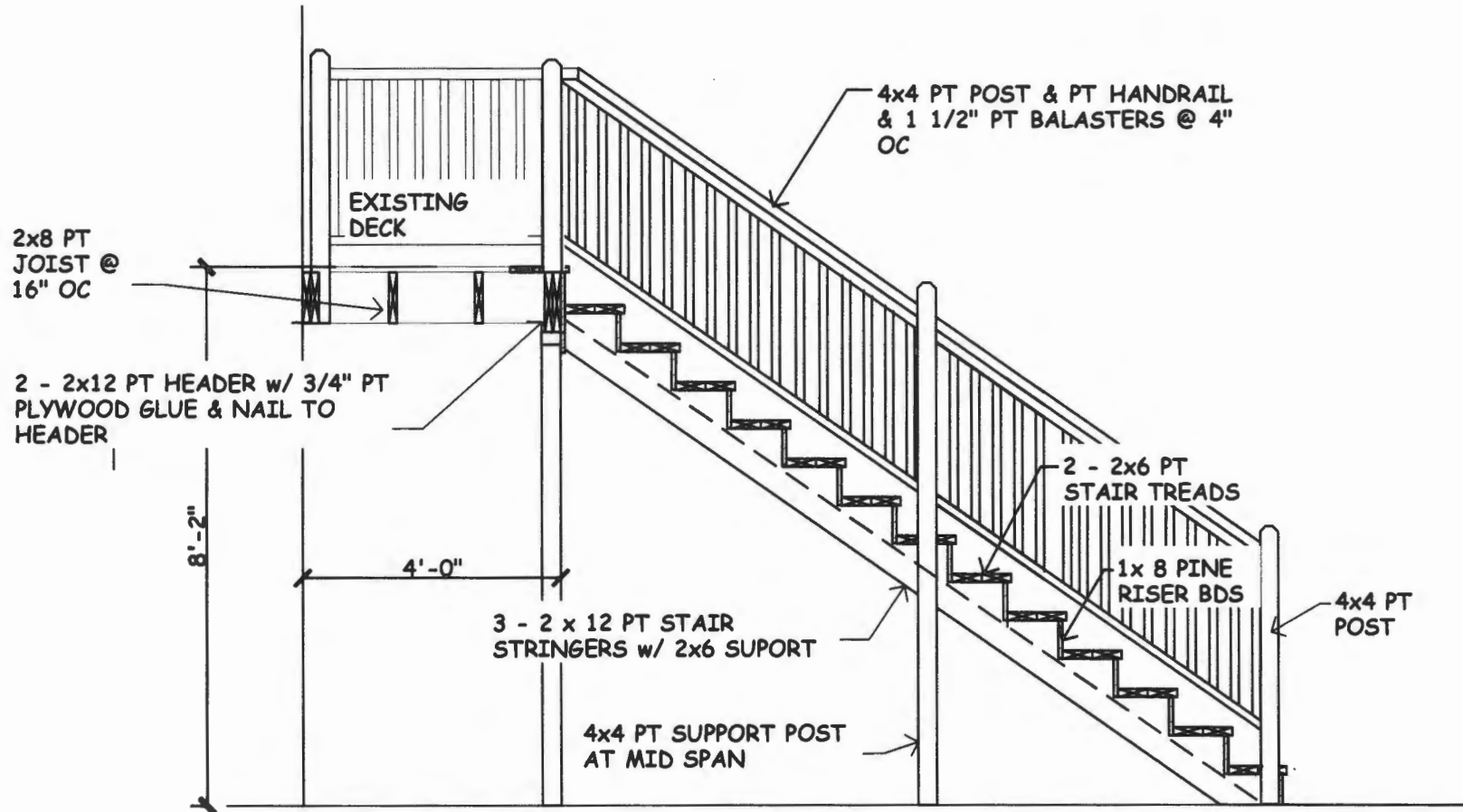
TYP. STAIR DIM'S

SECTION

Maxwell Chikuta
29 Daggett Street
Portland, Maine

5

Drawn By: Jerry Dugal
Scale: 3/8" = 1'-0"
Date: 4/22/2010
Revised: 5/1/2010



SECOND FLOOR TO GROUND STAIRWAY

EXTERIOR STAIR SECTION

Maxwell Chikuta
29 Daggett Street
Portland, Maine