

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

STAUB JACOB PAUL & SONIA MARIA
BARANTES/self

Located at

760 Ocean Ave

PERMIT ID: 2013-00897

ISSUE DATE: 06/26/2013

CBL: 412 A008001

has permission to **Build a new, two story single family home (34.25' x 22.25') & a detached 31' x 41' one & one half story garage**

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 clsoed-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.

/s/ Chris Pirone

/s/ Tammy Munson

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

Building Inspections

Fire Department

Use Group:

Type:

Single family

ENTIRE

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Fire Inspection
Certificate of Occupancy/Final

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		Permit No: 2013-00897	Date Applied For: 05/03/2013	CBL: 412 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single Family	Proposed Project Description: Build a new, two story single family home (34.25' x 22.25') & a detached 31' x 41' one & one half story garage			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/16/2013				
Note: 5-16-13 Received revised plans that show the height of the garage just below 18'.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
4) This permit is being issued with the condition that as an assessor detached structure, the garage cannot be higher than 18'.				
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Dept: Building Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 06/26/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.				
R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.				
2) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.				
For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).				
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.				
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.				
4) A code compliant emergency escape shall be provided the new bedroom(s). 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.				
5) R403.3 Frost protected shallow foundations. For buildings where the monthly mean temperature of the building is maintained at a minimum of 64°F (18°C), footings are not required to extend below the frost line when protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1). Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum monthly mean temperature of 64°F (18°C). Materials used below grade for the purpose of insulating footings against frost shall be labeled as complying with ASTM C 578.				
6) 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.				

13 An easement granting the applicant the right to install electrical utilities across the abuttor's property located at 766 Ocean avenue, must be submitted, reviewed, and approved by the City of Portland Corpoproration Counsel's Office. The utility easement must be signed, and recorded prior to the issuance of any temporary or permanent Certificate of Occupancy.