

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

STANFORD STEVEN & PAMELA STANFORD JTS

Located at

57 VERANDA ST

PERMIT ID: 2017-00427

ISSUE DATE: 04/14/2017

CBL: 431 N007001

has permission to **Interior demolition, replace windows, add bathroom to 2nd floor; all new electrical and plumbing.**

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.
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N/A

/s/ Michael Russell, MS, Director

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

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:

Close-in Plumbing/Framing
Electrical Close-in
Final - Electric
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: 2017-00427	Date Applied For: 04/04/2017	CBL: 431 N007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Single Family	Proposed Project Description: Interior demolition, replace windows, add bathroom to 2nd floor; a new electrical and plumbing.			
Dept: Fast Track Status: Approved w/Conditions Reviewer: Keri Ouellette Approval Date: 04/13/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>1) The review of this permit did not include a review or confirmation of the zoning legal use. It is only approving the specific work described in the plans and forms submitted. The current use of the property may be found to be unlawful.</p> <p>2) Bedrooms</p> <p>A code compliant emergency escape shall be provided in each newly created (or additions or enlargement to existing) 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</p> <p>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.</p> <p>Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both the electrical service (plug-in or hardwired) in the building and battery.</p> <p>Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.</p> <p>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>4) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.</p> <p>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>				

6) Bathrooms

Safety Glazing for hazardous location shall comply with § R308.4 of the IRC, 2009 (MUBEC).

Glazing in enclosures is required for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.

Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

Mechanical or natural ventilation is required in the bathroom.

Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both 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.

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

The clear space in front of any water closet or bidet shall be not less than twenty-four (24) inches (610 mm).

Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.