

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

BROKISH THOMAS J & SARAH B AULD JTS

Located at

43 MUNJOY ST

PERMIT ID: 2016-02296

ISSUE DATE: 09/30/2016

CBL: 003 N005001

has permission to **Change of Use from a single-family home to a two-family. Remodel third floor from storage to living space with the addition of two (2) dormers (900 SF).**

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 procured prior to occupancy.
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/s/ Michael White

/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

Building Inspections

Fire Department

Two-family

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

**Check the Status or Schedule an Inspection On-Line 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 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 are 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 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:

Electrical - Residential

Close-in Plumbing/Framing w/Fire & Draft Stopping

Final 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: 2016-02296	Date Applied For: 08/29/2016	CBL: 003 N005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-family	Proposed Project Description: Change of Use from a single-family home to a two-family. Remod third floor from storage to living space with the addition of two (2) dormers (900 SF).			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 09/09/2016</p> <p>Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Lot size 8,498 sf, meets 2,000 sf min Min lot area/DU 725 sf - meets for two DU's First three DU's exempt from off-street parking requirements in the R-6 zone</p> <p>Appears that existing house meets setbacks but no plot plan was submitted. If apply the 80% upper story expansion limitation of §14-436(b) = 939 sf max allowed, proposed 256 sf - (OK either way)</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a two-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. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 09/29/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) The installation must comply with UL, the Manufacturers' Listing, MUBEC (IRC, 2009), and State of Maine Gas Regulations. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting M1804.2.5 Direct vent terminations. Vent terminals for direct-vent appliances shall be installed in accordance with the manufacturer's installation instructions. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section. 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) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. A sprinkler system is recommended but not required based on the following: Plans indicate the repairs will not exceed _50_% of the total completed structure. 4) Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread. A code compliant emergency escape shall be provided in each newly created 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 				

