

City of Portland, Maine - Building or Use Permit		Permit No: 2016-00204	Date Applied For: 01/29/2016	CBL: 016 C016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Detached former garage - living space on first floor and a dwelling unit (efficiency apt.) on the second floor. Three dwelling units total on property.	Proposed Project Description: Change of Use and renovations to convert the existing garage to living space on the first floor and a dwelling unit on the second floor			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/17/2016 Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/> Lot size 3,502 sf - meets 2,000 sf min Min lot area/dwelling unit 725 sf, proposed 1,167 sf/du - OK Use 14-433(c) - 1924 tax photo shows garage existing prior to 1/1/40 - OK No parking requirement for first three units in R-6 zone Conditions: 1) This permit is approving the conversion of the first floor of the garage to living space associated with the two-family dwelling, and the second floor of the garage to a dwelling unit. It is NOT approving the use of the garage for a home occupation. 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.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 03/22/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) The continuity of fire resistance rated wall or floor/ceiling assembly between the studio and upper dwelling unit shall be installed and maintained as described in IRC Ch. 3 and all penetrations shall be treated with approved materials and methods. 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 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. 4) Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables 5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 6) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 02/25/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Carbon Monoxide Detection is required per City of Portland Chapter 10. 2) All smoke alarms shall be hard wired, battery back up, photoelectric. 3) Shall comply with NFPA 101, Chapter 30, New Apartment Buildings. 4) All construction shall comply with City Code Chapter 10.				