City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
2016-00204	01/29/2016	016

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/12/16

Proposed Use:	Proposed Project Description:
Detached former garage - living space on first floor and a dwelling unit (efficiency apt.) on the second floor. Three dwelling units total on property.	Change of Use and renovations to convert the existing garage to living space on the first floor and a dwelling unit on the second flo

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 02/17/2016

Note: R-6 zone **Ok to Issue:** ☑

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:** ☑

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:** ☑

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.