

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ISAACS HENRY & DONNA ISAACS JTS

Located at

73 Brackett St

PERMIT ID: 2015-01821

ISSUE DATE: 10/27/2015

CBL: 044 I005CH1

has permission to **Change the use of the second floor of the garage Carriage House, winterize and finish (insulating, drywall, and new windows) and structural reinforcement of the roof truss system**

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/ Craig Messinger

/s/ Jeanie Bourke

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

Residential condominiums - 7 units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartment House
(condominiums)
Utility - Detached garage with living
space
Detached garage, 2nd flr
MUBEC/IBC 2009

Fire Department

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 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:

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

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2015-01821	Date Applied For: 07/28/2015	CBL: 044 I005CH1
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Condominium accessory Building - Hopkins House garage condo with a personal art studio on the second floor		Proposed Project Description: Change the use of the second floor of the garage Carriage House, winterize and finish (insulating, drywall, and new windows) and structural reinforcement of the roof truss system		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/19/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Stile and rail dimensions of sashes are to be as close to the dimensions of historic windows as possible. 2) Window divisions to be 5/8" SDL with puttly glaze profile and spacer bars between glass. 3) Screens are to be half screens. 4) Final window specifications are to be submitted to HP staff for review and approval prior to ordering windows. 5) Glass shall appear clear, untinted, and non-reflective, with a visual transmittance ratio (VTR) of .7 or greater. 				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 10/19/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. 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) The use of the property shall remain a residential condominium (seven units). Any change of use shall require a separate permit application for review and approval. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/27/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item. 3) 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. 4) Smoke detectors shall be installed in habitable spaces accessory to dwellings per the NFPA 72 and municipal ordinance Ch. 10. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 09/29/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) All construction shall comply with City Code Chapter 10. 2) Shall meet the requirements og NFPA 101, Chapter 31, Existing Apartment buildings 				

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3) Shall meet the requirements of 2009 NFPA 1 Fire Code.