

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

HOLMES HAZEL G BOYD & MATHEW C HOLMES JTS

Located at

167 BRACKETT ST

PERMIT ID: 2016-00915

ISSUE DATE: 06/08/2016

CBL: 045 E034001

has permission to **Convert from two-family to single family. On first floor, move 1/2 bathroom and remodel kitchen. On second floor, add bathroom..**

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 cloed-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/ Michael White

Fire Official

/s/ Jonathan Rioux

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
single-family

Building Inspections

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

Electrical - Residential

Fire Inspection

Certificate of Occupancy/Final

Final - HP

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: 2016-00915	Date Applied For: 04/19/2016	CBL: 045 E034001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Convert from two-family to single family. On first floor, move 1/2 bathroom and remodel kitchen. On second floor, add bathroom..			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 06/07/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Any new venting wall caps are to be reviewed and approved prior to installation, if they are location on building faces that are visible from Brackett Street.				
2) Alterations to siding and windows on the front and sides of dwelling, where visible from street, are to be reviewed and approved by Historic Preservation staff prior to commencement of work on those elements.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/11/2016				
Note: B-1 zone - abutting residential zone is R-6 Per §14-162(a)(1)(a), single-family dwellings allowed.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing building footprint only.				
3) 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: Jonathan Rioux Approval Date: 05/20/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				
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.				
2) 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.				
3) A field inspection will verify your current Smoke and Carbon Monoxide alarm arrangement and the City's minimal code requirements.				

