

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PARKER DAVID A

Located at

258 VAUGHAN ST

PERMIT ID: 2016-01012

ISSUE DATE: 05/05/2017

CBL: 054 E006001

has permission to **Convert the basement into useable living space consisting of 2 bedrooms and 2 bathrooms for an existing unit - add 4' x 4.5' doghouse for egress from basement**

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 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

/s/ Laurie Leader

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

three family dwelling

Building Inspections

Use Group: R-2

Type: 5B

Three dwelling units

ENTIRE

MUBEC/IBC 2009

Fire Department

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

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-01012	Date Applied For: 04/26/2016	CBL: 054 E006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 family		Proposed Project Description: Convert the basement into useable living space consisting of 2 bedrooms and 2 bathrooms for an existing unit - add 4' x 4.5' doghouse for egress from basement		
Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 06/13/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/10/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: R-6 dog house addition rear - 10' - approx 26' - OK side - 0' - 20' on other side - OK lot coverage - 60% = 1039.8 sf - 918 sf + 18 sf = 936 sf - OK				
Conditions:				
1) The basement living space and bedrooms are solely for the use of the existing first floor dwelling unit. The basement bedrooms shall not be let individually without separate review and approval.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) 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.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 05/04/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Egress size windows are required (1) in each sleeping room per IBC Sec. R1029 or per the State Fire Marshal policies for existing buildings.				
2) 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.				
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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 06/07/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
2) If applicable, all outstanding code violations shall be corrected prior to final inspection.				
3) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartment Buildings.				
4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
5) All construction shall comply with City Code, Chapter 10.				