

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

11 ORCHARD STREET LLC

**Located at**

11 ORCHARD ST

**PERMIT ID:** 2016-00423

**ISSUE DATE:** 03/24/2016

**CBL:** 061 D015001

has permission to **AMENDMENT NO. 1 to Building Permit #2015-00370 - Minor Amendments to the construction plans to convert the existing garage to a single family home.**

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/ 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*

*Building Inspections*

*Fire Department*

**Use Group:**

**Type:**

Single Family House

ENTIRE

MUBEC/IRC 2009

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Final 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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-00423	<b>Date Applied For:</b> 02/24/2016	<b>CBL:</b> 061 D015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single-Family Home	<b>Proposed Project Description:</b> AMENDMENT NO. 1 to Building Permit #2015-00370 - Minor Amendments to the construction plans to convert the existing garage to a single family home.			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 03/23/2016		<b>Note:</b> Except as noted below or in amended, approved plans, all conditions of previous approvals are still applicable, including those approved by the Historic Preservation Board at the public hearing on 1/7/15. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The landscape architect is to provide detailed, revised plans for the area west of the house, showing changes to minimize the impact of as-built elevations and grading on the abutting property to the west. The revised plans shall have a configuration similar to the drawings submitted in advance of the 3/16/16 meeting, with particular consideration given to: <ul style="list-style-type: none"> <li>•Providing thick, evergreen plantings for an effective screen</li> <li>•Reducing the width of the informal stairs leading to the secondary entrance at the west wall, to denote the informal, secondary nature of the approach and the entrance.</li> <li>•Possibly lowering the height of the retaining wall to just above grade, instead of being higher than grade</li> <li>•Possibly moving the retaining wall slightly further from the west property line and closer to the house</li> </ul>				
2) The proposed changes to skylights and windows on the north elevation (opposite the street face) are approved based on the Board's finding that the back elevation is not readily visible from a public space.				
3) The proposed substitution of 10" shiplap wood siding for the originally approved 12" siding on the lower walls is approved.				
4) The two small skylights proposed in materials presented at the 3/16/16 meeting for the east roof - as a substitute for the six originally approved skylights - are denied, based on the Board's finding that they were not sufficiently integrated into the building design and appeared as if a later addition. Applicants may install the six originally approved skylights, or no skylights on the east roof.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/26/2016		<b>Note:</b> Revised site plan shows the left side setback as 12.94'. Has 50 feet on right so OK even if it is considered a two and a half story building. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
The height scaled at around 33' from lowest grade to the ridge. - OK				
<b>Conditions:</b>				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 03/02/2016		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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) 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.				
3) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messenger <b>Approval Date:</b> 03/02/2016		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Same conditions apply that existed in Permit #2015-00370.				

PERMIT ID: 2016-00423

Located at: 11 ORCHARD ST

CBL: 061 D015001

2) All construction shall comply with City Code Chapter 10.