

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MURPHY SEAN G & COLLEEN D KATANA JTS

Located at

394 DANFORTH ST

PERMIT ID: 2017-02016

ISSUE DATE: 04/03/2018

CBL: 061 I002001

has permission to **Construct new 18' x 34' detached garage (replacing garage demolished under permit 2017-01992) with a studio & gym on lower level & garage on upper level.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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N/A

/s/ Brian Stephens

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: R **Type:** n/a
Single Family Dwelling Unit Accessory
Structure
(w/ habitable space)
Accessory Structure
MUBEC/IRC-2009

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:

Setbacks and Footings Prior to Pouring

Plumbing Under Slab

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

Final Inspection

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: 2017-02016	Date Applied For: 12/29/2017	CBL: 061 I002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family		Proposed Project Description: Construct new 18' x 34' detached garage (replacing garage demolished under permit 2017-01992) with a studio & gym on lower level & garage on upper level.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 02/22/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) •Final detailed plans are to be submitted to HP staff for review and approval, prior to commencing with exterior finishes. Outstanding details include trim details (including profiles and dimensions); exterior lighting; garage door specifications.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/22/2018	
Note: R-4 Zone & Historic Zone		Ok to Issue: <input checked="" type="checkbox"/>		
-old garage was legally nonconformig. Being demolished under permit 2017-01992.				
- section 14-385 - can rebuild in same footprint and shell and have a year from the date of demolition to complete the rebuild. Allowing the roof to go to 4:12 pitch from a 3/4:12 pitch but the walls are 8" lower so the overall volume is basically the same.				
- max ht - 18' 18'9" given at lowest point - <18' at average grade				
Conditions:				
1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
2) The former structure was legally nonconforming as to setbacks. You have one (1) year to replace it in the same footprint, with a similar shell, and same use as an accessory structure. The one (1) year starts at the date of removal as reported to the Permitting and Inspections Department..				
3) The property line and location of former garage must be clearly identified prior to pouring concrete. It may be required to be located by the surveyor who performed the survey submitted as the plot plan.				
4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
5) The garage is being approved as an accessory structure to be used as a garage, home office and fitness room. It may not be converted to a separate dwelling unit.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 04/03/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
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) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
4) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
5) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.				
6) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				

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- 7) Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables
- 8) 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.
- 9) 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection.

Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms.
- 10) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.
- 11) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4
- 12) 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.