

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ACKERMAN RICK & KATHRYN BUXTON JTS

**Located at**

114 EMERY ST

**PERMIT ID:** 2015-03002

**ISSUE DATE:** 03/04/2016

**CBL:** 062 C019001

has permission to **Convert the detached carriage house into a dwelling unit (799 SF). Includes adding first story kitchen and living area and second story bath and bedroom** 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.

N/A

/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***

Two family and detached carriage house dwelling (three dwelling units on property)

***Building Inspections***

**Use Group:** R

**Type:**

Single family home - (Carriage House)

ENTIRE

MUBEC/IRC 2009

***Fire Department***

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:**

Close-in Plumbing/Framing

Electrical Close-in

Certificate of Occupancy/Final

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> 2015-03002	<b>Date Applied For:</b> 12/14/2015	<b>CBL:</b> 062 C019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Two-Family Home and third dwelling unit in detached carriage house		<b>Proposed Project Description:</b> Convert the detached carriage house into a dwelling unit (799 SF). Includes adding first story kitchen and living area and second story bath and bedroom		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 03/02/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Exterior lighting is to be reviewed and approved by HP staff prior to installation.</li> <li>2) With the exception of updated windows and door with traditional appearance, the exterior appearance of barn is to be unchanged, with wood siding and trim replaced in kind.</li> <li>3) Exterior window sills are to have 2" thick historic profile.</li> <li>4) Screens are to be half screens.</li> <li>5) Windows are to be new construction units with 5/8" contoured simulated divided lights (with spacer bars.)</li> <li>6) Window glass is to appear clear, untinted, and non-reflective, with a VTR of .7 or greater.</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 01/19/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> R-6 zone Use §14-433(c) - Conversion of nonconforming accessory structure to dwelling unit, garage existed on 1924 tax card - OK				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This property shall remain a two-family dwelling and a detached carriage house dwelling unit. Any change of use shall require a separate permit application for review and approval.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 02/26/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</li> <li>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.</li> <li>3) 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.</li> <li>4) 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.</li> </ol>				