

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HILL STREET APARTMENTS LLC

Located at

188 DARTMOUTH ST

PERMIT ID: 2015-03094

ISSUE DATE: 06/08/2016

CBL: 081 A004001

has permission to **Convert second floor of detached garage into recreation room and first floor garage for use of two-family dwelling, 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 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 dwelling

Building Inspections

Use Group:

Type:

Two family with detached accessory structure - game room and garage

ENTIRE GARAGE

MUBEC/IRC2009

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 Close-in

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-03094	Date Applied For: 12/28/2015	CBL: 081 A004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-family with detached garage	Proposed Project Description: Convert second floor of detached garage into recreation room and first floor garage for use of two-family dwelling, add bathroom.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/22/2016 Note: R-5 zone Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This property shall remain a two-family dwelling with detached garage/game room. The detached garage may not be used as an office. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted and is approving interior work only. Any deviations shall require a separate approval before starting that work. 3) 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: 06/07/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Provide separation between game room and garage/storage area per Table R302.6 Dwelling/Garage Separation of the 2009 IRC. 2) Exterior stairs must be maintained for egress. 3) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all 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. 4) 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. 5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 6) 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.				