

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CINDY'S PLACE LLC

Located at
2 OAK AVE., Peaks Island

PERMIT ID: 2017-01735 **ISSUE DATE:** 12/18/2017 **CBL:** 084 R021001

has permission to **Amendment No. 1 to BP 2016-02986, enlarge existing bunkhouse to 25'6" x 30' with storage loft, 5' x 12' front and rear entry decks and a 10' x 15' storage bumpout with OH door access. REMOVE EXISTING SHED**

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.

N/A

/s/ Jeanie Bourke

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

Single family

Building Inspections

Use Group: R

Single Family

Entire bunkhouse

MUBEC/IRC 2009

Fire Department

Type: N/A

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

Framing Only

Close-in Plumbing/Framing

Electrical Close-in

Final Inspection

Final - Electric

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: 2017-01735	Date Applied For: 11/02/2017	CBL: 084 R021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family cottage with detached 25'6" x 30' bunkhouse with 10' x 15' storage bumpout		Proposed Project Description: Amendment No. 1 to BP 2016-02986, enlarge existing bunkhouse to 25'6" x 30' with storage loft, 5' x 12' front and rear entry decks and a 10' x 15' storage bumpout with OH door access. REMOVE EXISTING SHED		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/20/2017	
Note: I-B zone, Shoreland Zone, Flood Zone -lot is 084-R-021 + 084-R-018 - Shoreland Zone no minimum setback for structures - Flood Zone - edge of property in Panel 15 - A2, el. 9 - 40' into property - building is 71' lot size - 17362 sf front 20' - 61.5 scaled -OK rear 10' - 31' scaled - OK side 10' - right - 30' scaled -OK - left - 20' scaled- OK lot coverage = 8681 sf - house - 714 sf - bunkhouse - 1035 sf - sheds - 280 sf - total - 1769 sf - OK accessory detached structure 18' - approximate midpoint is at 18' from grade - needs to be confirmed in field			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that the height of the finished building does not exceed eighteen feet in height from the pre-construction grade to the midpoint of the roof between the highest point of the pitched roof and the eaves. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 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. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 5) This permit is being issued with the condition that the existing accessory building is being added on to to create a 25.5' x 30' building with a 10' x 15' bumpout. If the existing building is not stable enough to be added on to, a demolition permit must be applied for before the new bunkhouse can be built. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/18/2017	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
<ol style="list-style-type: none"> 1) .All conditions from previous permits for this project are still in effect with the issuance of this amendment. 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) 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. 4) 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. 				

- 5) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.
- 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.