

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

WOOD ALFRED S & DIANE M WIENCKE JTS

Located at

44 CHURCH AVE, Peaks Island

PERMIT ID: 2018-00117

ISSUE DATE: 02/14/2018

CBL: 087 L005001

has permission to **New 12' x 12' (144 sf) accessory structure for artist workshop (habitable space).** 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

single family

Building Inspections

Use Group: R **Type:** 5B
Single Family Dwelling Accessory
Structure
Shed
MUBEC/IRC-2009

Fire Department

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:

Final Inspection

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

Setbacks and Footings Prior to Pouring

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: 2018-00117	Date Applied For: 01/26/2018	CBL: 087 L005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: same	Proposed Project Description: New 12' x 12' (144 sf) accessory structure for artist workshop (habitable space).			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/07/2018</p> <p>Note: IR-2 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>lot size - 8129 sf front - average 6.32' (plan A1 location) - 15' given - OK rear (144 sf or <) 10' - 22' given - OK side (144 sf or <) 15' - 15' given - OK lot coverage - 20% - 1376 sf existing + 144 sf proposed = 1520 sf/8129 sf = 18.7 % - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. 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 and documents submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 02/14/2018</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required. 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) Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables 4) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 5) Wiring installations for this project or occupancy shall comply with the 2014 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards. Loading calculations may need to be provided prior to any electrical installations. Please contact the City electrical inspectors with any questions. 6) Beams & girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6 7) The attic scuttle opening must be 22" x 30". 8) 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. 				