

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KIPP THOMAS P & BARBARA H KIPP JTS

Located at

650 SEASHORE AVE

PERMIT ID: 2017-01865

ISSUE DATE: 05/03/2018

CBL: 089 F015001

has permission to **Change of use to add home occupation - massage therapy.**

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

Fire Official

/s/ Brian Stephens

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 with home occupation

Building Inspections

Use Group: R

Type: n/a

Single Family Dwelling Unit with Home Occupation

2nd flr Porch, Int. Room

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:

Certificate of Occupancy/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: 2017-01865	Date Applied For: 11/28/2017	CBL: 089 F015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family with home occupation		Proposed Project Description: Change of use to add home occupation - massage therapy.		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 12/05/2017</p> <p>Note: IR-1 zone, SZ Ok to Issue: <input checked="" type="checkbox"/></p> <p>Max floor area allowed 500 sf - proposed 140 sf Max 25% of total floor area - proposed 8% - OK Floor area is below threshold (200 sf) that would require off-street parking Massage therapist allowed occupation per §14-410(b)(9)</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling with home occupation. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans 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: 05/01/2018</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) The home occupation is approved per the criteria of the Land Use Ordinance for an existing building. This does not approve compliance with the building code, inspection shall be per the Housing Code. 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) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail. 4) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 5) 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. 6) This is a Change of Use only permit. It does not authorize any construction activities. 7) 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. 				