

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CAPONE-NEWTON LINDA J

Located at

374 ISLAND AVE

PERMIT ID: 2016-01557

ISSUE DATE: 11/17/2017

CBL: 090 B005001

has permission to **Build two story addition to existing cottage (approx 18' x 40') with 18'x18' two story deck. Add two new parking spaces**

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.

/s/ Michael White

/s/ Greg Gilbert

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

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Certificate of Occupancy/Final Inspection
Electrical Service
Plumbing Only
Foundation/Rebar

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: 2016-01557	Date Applied For: 06/10/2016	CBL: 090 B005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Build two story addition to existing cottage (approx 18' x 40') with 18'x18' two story deck. Add two new parking spaces			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 07/27/2016 Note: I-R2 Zone and Shoreland Zone (not in Flood Zone) Ok to Issue: <input checked="" type="checkbox"/> - Marge Schmuckal's determination letter, 4/22/14, outlined some of the following conditions - existing cottage is nonconforming to setbacks - current lot configuration was approved by the ZBA 7/1/65 - lot area - 8367 sf (legal nonconforming) - Front yard faces Ocean Ave - - Front yard min. - 13.8' [section 14-145.11(c)(1)] - 14' given - OK - Rear yard min. 20' - (section 14-428) - 20' to foundation given - OK, rear entry steps 8 sf within setback - OK per §14-425 - side yard - 20' min - 37' to deck from right side - OK & 45' to existing cottage on left side - OK lot coverage - 1673.4 sf - 1,536 sf given - OK - max ht from pre-grade is 35' - from lowest point to top of ridge is 35.37' - Ok because average grade to midpoint of gable roof is less - partial daylight basement Conditions: 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 11/15/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Secondary emergency escape to be added in the form of a window well on the south wall under the kitchen window. 2) 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. 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 08/22/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				

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Located at: 374 ISLAND AVE

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- 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings..
- 5) All smoke alarms shall be photoelectric.
- 6) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee one- or two-family City of Portland fire sprinkler permit is required.
- 7) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 8) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 9) All construction shall comply with City Code, Chapter 10.