

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LOEB BRODA M

**Located at**

85 DEERFIELD RD

**PERMIT ID:** 2016-01069

**ISSUE DATE:** 06/14/2016

**CBL:** 111 A005001

has permission to **Home Occupation office (therapist/massage)**

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.
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N/A

/s/ Jonathan Rioux

**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 with home occupation in unit #2 (therapist/massage)

***Building Inspections***

**Use Group:** Two Family Residence with Home Occupation  
**Type:** 5B  
ENTIRE  
Housing Code

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01069	<b>Date Applied For:</b> 04/29/2016	<b>CBL:</b> 111 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 2 Family with Home Occupation in Unit #2 (therapist/massage)	<b>Proposed Project Description:</b> Home Occupation office (therapist/massage)			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Christina Stacey      <b>Approval Date:</b> 06/07/2016</p> <p><b>Note:</b> R-5 zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Therapist allowed home occ per §14-410(b)(9)  Total DU size approx 1,400 sf, 25% max allowed use as home occ = 350 sf. Proposed home occ would use approx 164 sf - OK  Floor space of home occ is &lt;200 sf, no off-street parking required</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.</li> <li>2) Separate permits shall be required for any new signage.</li> </ol>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jonathan Rioux      <b>Approval Date:</b> 06/14/2016</p> <p><b>Note:</b> 419.1 General. A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant and shall comply with Sections 419.1 through 419.8.      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Exception: Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit shall not be classified as a live/work unit.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</li> <li>3) 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.</li> <li>4) A field inspection will verify your current Smoke and Carbon Monoxide alarm arrangement and the City's minimal code requirements. Note: Stairways shall meet the City of Portland housing code requirements.</li> </ol>				