

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Maine Resource Development Corp. Located At 16 LINCOLN ST

Job ID: 2012-04-3774-ALTCOMM

CBL: 125- K-006-001

has permission to convert existing garage into residential office space (Adult Care Facility).
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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer


05/11/2012
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. Insulation prior to Close-In.
 3. Final Inspection

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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3774-ALTCOMM

Located At: 16 LINCOLN ST

CBL: 125- K-006-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The offices are for the staff serving the handicapped persons.
2. This property shall remain a handicapped family unit. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the front porch is being replaced within the existing footprint.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
3. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
4. Non-combustible construction of this structure requires all construction to be Non-combustible.
5. Any cutting and welding done will require a Hot Work Permit from Fire Department.
6. All smoke detectors and smoke alarms shall be photoelectric.
7. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Building

1. 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.
2. See attached documentation (Section R311.3) Floors and **landings** at exterior doors requirements: opening limitations, stair width, and **railing height**.
3. **Porch Beams/** New door Header(s) sizing and spans shall comply with Table R502.3.1(2), see attachment.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).

5. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
7. The construction requirements were reviewed using the International Residential Code®, 2009. Note the limiting conditions: A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities; adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours; congregate living facilities (transient- occupancy of a dwelling unit or sleeping unit for not more than 30 days) with 10 or fewer occupants are permitted.

**Adult care and child care facilities that are within a single-family home are permitted to comply with the International Residential Code. R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code or shall comply with the International Residential Code provided the building is protected by an automatic sprinkler system installed in accordance with Section 903.2.7.*

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-04-3774-ALTCOMM	Date Applied: 4/13/2012	CBL: 125- K-006-001	
Location of Construction: 16 (18) LINCOLN ST	Owner Name: MAINE RESOURCE DEVELOPMENT CORPORATION	Owner Address: 18 LINCOLN ST PORTLAND, ME 04103	Phone: 207-774-2552
Business Name:	Contractor Name: Dana Spiller	Contractor Address: 100 Tarbell Ave., Portland ME 04103	Phone: (207) 329-6255
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Handicap family unit	Proposed Use: Same - handicap family unit - convert garage to two offices for staff, file cabinet room & storage - rebuild front porch in same footprint	Cost of Work: 30000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Petrone</i>	Inspection: Use Group: R3 Type: <i>IRG, 2009</i> <i>(MVBEC)</i> Signature: <i>[Signature]</i>
Proposed Project Description: Convert existing garage to office space & rebuild front porch		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> <i>4/18/12 ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

R-5

Entered 4/13/12 (18)



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>16 18 Lincoln St.</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING Bldg 2058 sq ft</u>	Square Footage of Lot <u>11,400 sq ft.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>125 K 006</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Lincoln St.</u> Address <u>Maine Resource Dev. Corp</u> City, State & Zip <u>14 Congress St Portland 04101</u>	Telephone: <u>774-2552</u>
Lessee/DBA (If Applicable) RECEIVED APR 13 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Jerry Keene</u> Address <u>18 Lincoln St</u> City, State & Zip <u>Portland, Maine 04103</u>	Cost Of Work: <u>\$30,000.00</u> C of O Fee: \$ _____ Total Fee: <u>\$ 320.00</u>
Current legal use (i.e. single family) <u>handicap family unit</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONVERT EXISTING 2 CAR GARAGE INTO OFFICE SPACES, FILE CABINET ROOM AND A STORAGE ROOM ALSO REPLACE MAIN ENTRANCE STEPS.</u>		
Contractor's name: <u>DANA SPILLER</u> Address: <u>100 TARBELL AVE.</u> City, State & Zip <u>PORTLAND ME. 04103</u> Telephone: <u>329-6255</u>		
Who should we contact when the permit is ready: <u>DANA SPILLER</u> Telephone: <u>329-6255</u> Mailing address: <u>100 TARBELL AVE. PORTLAND ME. 04103</u>		

→ Please Call

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/12/12

This is not a permit; you may not commence ANY work until the permit is issue





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Receipts Details:

Tender Information: Cash
Tender Amount: 320.00

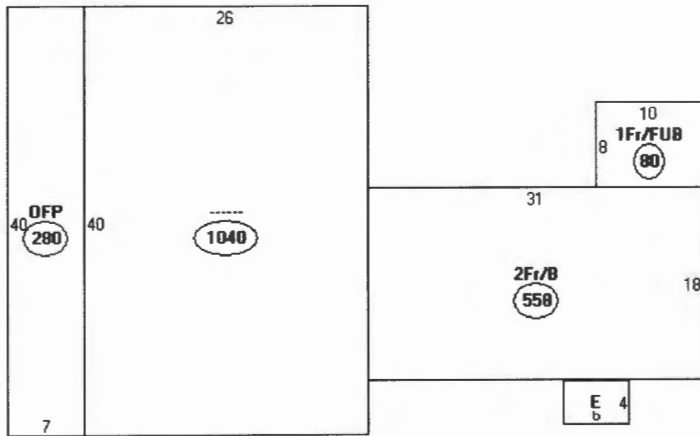
Receipt Header:

Cashier Id: bsaucier
Receipt Date: 4/13/2012
Receipt Number: 42879

Receipt Details:

Referance ID:	6090	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	320.00	Charge Amount:	320.00
Job ID: Job ID: 2012-04-3774-ALTCOMM - Convert existing garage to usable office space			
Additional Comments: 16 Lincoln St.			

Thank You for your Payment!



Descriptor/Area
A: ---
1040 sqft
B: OFF
280 sqft
C: 2F1/B
558 sqft
D: 1F1/FUB
80 sqft
E: OFF
24 sqft