

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KEFFER MARC D & ELIZABETH M SELLERS JTS

Located at

65 COYLE ST

PERMIT ID: 2015-00901

ISSUE DATE: 06/30/2015

CBL: 126 E006001

has permission to **Demolish existing non-conforming detached garage. Construct a new addition that includes a garage mudroom and deck - renovate the kitchen**

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 cloed-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.

N/A

/s/ Laurie Leader

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:

Single family home

ENTIRE

MUBEC/IRC 2009

**Fire Department**

Type:

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:**

Pre-Demolition Inspection  
Pre-Demolition Inspection  
Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Close-in Plumbing/Framing  
Electrical Close-in  
Final Inspection  
Final - Electric

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> 2015-00901	<b>Date Applied For:</b> 04/29/2015	<b>CBL:</b> 126 E006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Single-Family Home		<b>Proposed Project Description:</b> Demolish existing non-conforming detached garage. Construct a new addition that includes a garage mudroom and deck - renovate the kitchen		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/11/2015	
<b>Note:</b> R-3				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>lot size = 9,000 sf  front 25' min - 55.5' scaled to new porch - OK  side - one story - 8' - left - 14'7" given to garage - OK  - right - 8' given to kitchen addition - OK  rear - 25' - 15' 5 1/2" given *</p> <p>* existing garage was about 3.2' off the rear property line - rebuilt garage is 15.5' off the rear property line &amp; the amount of square footage encroaching into the rear setback is going from 387 sf to 277.9 sf - the new garage is becoming less nonconforming - and section 14-433 allows the 15.5' rear setback as well as the increase in volume since the roof ridge will be higher.. - OK  lot coverage - 35% = 3,150 sf - existing - 1540 sf &amp; 1084.5 sf proposed = 2624.5 sf - OK</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) Your present garage is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it using the nonconforming footprint. After a year a new garage shall be required to meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.</li> <li>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> </ol>				
<b>Dept:</b> Building Inspection	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 06/30/2015	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The space above the garage is used as attic/storage but is not a habitable space.</li> <li>2) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</li> <li>3) The design load spec sheets for any engineered beam(s) / LVL(s)/Trusses must be submitted to this office.</li> <li>4) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.</li> </ol> <p>Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.</p> <p>Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.</p>				
<ol style="list-style-type: none"> <li>5) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.</li> </ol> <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p>				

- 6) 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.
- 7) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 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.