

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HARRINGTON-HOWES KENNETH & ELIZABETH
ARRINGTON-HOW

Located at

130 VANNAH AVE (93 Clifton St)

PERMIT ID: 2016-02790

ISSUE DATE: 02/17/2017

CBL: 128 D003001

has permission to **Add an accessory dwelling unit in the lower level of the single family home** 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/ Jason Grant

/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 home with accessory dwelling unit

Building Inspections

Fire Department

Classification:

One or Two Family Dwellings

ENTIRE

2009 NFPA CH 24

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:

Close-in Plumbing/Framing

Electrical - Residential

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: 2016-02790	Date Applied For: 10/27/2016	CBL: 128 D003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family with accessory dwelling unit		Proposed Project Description: Add an accessory dwelling unit in the lower level of the single family home		
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/03/2017	
Note: R-3 zone - ZBA granted Conditional Use Appeal on 1/5/2017 for the accessory dwelling unit in the lower level -all standards under section 14-88(a)(2) are being met				Ok to Issue: <input checked="" type="checkbox"/>
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) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with an accessory dwelling unit. § 14-88(a)(2)(j) requires that either the accessory unit or principal unit is owner occupied. Any change of use shall require a separate permit application for review and approval.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/17/2017	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. A sprinkler system is recommended but not required based on the following: Plans indicate the repairs will not exceed _50_% of the total completed structure.				
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) 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.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 02/10/2017	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Smoke Detectors City of Portland Code Chapter 10 section 10-3 (I) Single-station and or multiple-station non-ionization type (photoelectric) smoke alarms are required. Smoke Alarms shall be installed per NAPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations (1)Inside all sleeping rooms. (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping areas (3)On each level of the dwelling unit, including basements but excluding attics and crawl spaces.				
Carbon Monoxide Detectors All residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas (1)Outside each separate sleeping area in the immediate vicinity of the sleeping areas (2)On each level of the dwelling unit, including basements but excluding attics and crawl spaces.				
2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter #24 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).				

PERMIT ID: 2016-02790

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