

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

QAZI SHAFAT /Property Owner

Located at

74 PHIPPS RD

PERMIT ID: 2013-00422

CBL: 183A B007001

has permission to **Renew permit #2012-41212 - 1 SOL -2012-02-3378-ALTR - change of use from single family to single family with accessory dwelling unit & make repairs in basement after fire**

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.

\_\_\_\_\_  
Fire Prevention Officer

 3/5/13  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00422

Located at: 74 PHIPPS RD

CBL: 183A B007001

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

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing

Electrical - Residential

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.**

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 2013-00422	<b>Date Applied For:</b> 03/04/2013	<b>CBL:</b> 183A B007001
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<b>Location of Construction:</b> 74 PHIPPS RD	<b>Owner Name:</b> QAZI SHAFAT	<b>Owner Address:</b> 74 PHIPPS RD	<b>Phone:</b> (207) 939-5288
<b>Business Name:</b>	<b>Contractor Name:</b> Property Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Single Family Home w/ accessory dwelling unit.	<b>Proposed Project Description:</b> Renew permit #2012-41212 - 1 SOL -2012-02-3378-ALTR - change of use from single family to single family with accessory dwelling unit & make repairs in basement after fire
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/04/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.			
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jon Rioux	<b>Approval Date:</b> 03/05/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) All Condition under OS Permit # 2012-02-3378-ALTR apply.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 03/05/2013
<b>Note:</b> Approved per Capt. Pirone, JGR. (See Attached Email).			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-02-3378-ALTR

Located At: 74 PHIPPS RD

CBL: 183A- B-007-001

## 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.
2. With the issuance of the building permit and the certificate of occupancy, this property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Plans indicate the addition will not exceed 50% of the total completed structure.

### **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. **A code compliant emergency escape shall be provided in each bedroom.** Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
4. 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.
5. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

6. R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
7. R302.4.1.1 Fire-resistance-rated assembly. Penetrations shall be installed as tested in the approved fire-resistance-rated assembly.
8. R311.2 Egress door. **At least one egress door shall be side-hinged**, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees.
  - a. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of key or special knowledge or effort.
9. The wall hung heater must be vented per Listing & the Manufacturer's specifications.
10. Note: Spoke with Contractor: the finish ceiling height will be at least 7'-0"; a 1 Hour self-closing Fire Door will be installed near the stairwell entrance; an emergency escape will be provided for the bedroom, and an primary means of egress will be installed (currently has a sliding door).

Shafaat Qazi  
74 Phipps Road  
Portland, Maine 04102  
February 4<sup>th</sup>, 2012

Jonathan Rioux  
Planning and Urban Development/Inspections Division  
389 Congress Street  
Portland, Maine 04101-3509

Dear Mr. Rioux,

I am writing this letter to request an extension on my building permit.

As you know, I received a building permit for my construction project last year in June after my initial negative experience with the first general contractor. Since receiving this permit I was not able to start my construction. Some reasons for not being able to start the construction project are delays in funding being approved/provided by insurance company, second general contractor was not able to meet the time limit for construction that was set by insurance company, and then getting numerous estimates from potential general contractors that were much higher than funding provided by the insurance company. If a further explanation on any of these reasons is required then let me know.

I can stop by at city hall to pay the \$30 renewal fee for the building permit. Please let me know if there is a procedure that I need to follow. I thank you and the building department in advance for help with this. As always I am available to answer any questions that you or your colleagues in the building department may have. You can contact me by email at [shafaat.qazi@gmail.com](mailto:shafaat.qazi@gmail.com) or call me at [207-939-5288](tel:207-939-5288).

Sincerely,

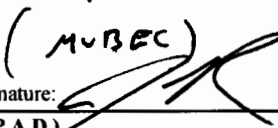


Shafaat Qazi

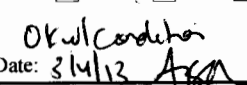
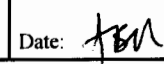
**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2013-00422	Issue Date:	CBL: 183A B007001
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Location of Construction: 74 PHIPPS RD	Owner Name: QAZI SHAFAT	Owner Address: 74 PHIPPS RD PORTLAND, ME 04102	Phone: (207) 939-5288
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R3
Past Use: Single Family Home	Proposed Use: Single Family Home w/ accessory dwelling unit.	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: Renew permit #2012-41212 - 1 SOL -2012-02-3378-ALTR - change of use from single family to single family with accessory dwelling unit & make repairs in basement after fire		FIRE DEPT: Per Capt. P. Rowe <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: S13 IRC, 2007 (MURBEC) Signature: 
		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature:
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: LDOBSON	Date Applied For: 03/04/2013	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/14/13 	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved SO <input type="checkbox"/> Denied Date: 4/5/12	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 
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**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



# 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>74 Phipps Road Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>3000 +/-</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>183A      B00      70D1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Shafaat Gazi</u> Address <u>74 Phipps Road</u> City, State & Zip <u>Portland 04102</u>	Telephone: <u>939-5288</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>single family home</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>single family home w/ accessory dwelling unit</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Please look at original Permit App. Renewal Fire Repairs</u>		
Contractor's name: <u>TBD</u> owner: <u>Shafaat Gazi</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: <u>939-5288</u> Mailing address: _____		

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](http://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: Shafaat Gazi      Date: 3/4/2013

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