

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MANDEVILLE LOUIS H & LALANIA S MANDEVILLE  
JTS

**Located at**

70 WHITNEY AVE

**PERMIT ID:** 2017-01720

**ISSUE DATE:** 11/22/2017

**CBL:** 186 B015001

has permission to **Home occupation - Change of Use: childcare services for fewer than 5 children at one time. Repair/replace guard at back porch and add handrail.**

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.

N/A

/s/ Brian Stephens

**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 with home occupation  
(daycare for 5 children)

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Live/Work Unit (Single Family Dwelling  
w/ Home Day Care)  
Occupant Load = 5 Clients (max.)  
Non - Sprinkled  
ENTIRE  
MUBEC/IBC-2009

***Fire Department***

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

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01720	<b>Date Applied For:</b> 10/31/2017	<b>CBL:</b> 186 B015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single Family w/ Home Occupation.		<b>Proposed Project Description:</b> Home occupation - Change of Use: childcare services for fewer than 5 children at one time. Repair/replace guard at back porch and add handrail.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/14/2017	
<b>Note:</b> R-3 Zone lot size - 5820 sf Parking - 14-332.2(a) - front yard average approx. 7.5 - one car garage & driveway sclaes at 50' x 17' - could fit three cars in driveway & one in garage - OK			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as a single family dwelling with a home occupation/daycare for five children. Any change of use shall require a separate permit application for review and approval.				
2) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.				
3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 11/22/2017	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) 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.				
2) This permit is approved per compliance with the City of Portland zoning ordinance for home occupation, and the State of Maine adoption of MUBEC, as revised. This designates the State Fire Marshal and DHHS to regulate compliance of this structure for the proposed Family Child Care Provider. <a href="http://www.maine.gov/dps/fmo/documents/ChildCareFacility.pdf">http://www.maine.gov/dps/fmo/documents/ChildCareFacility.pdf</a> Any plan of action deemed acceptable by the SFM shall be submitted to this office electronically and compliance is required prior to the issuance of the Certificate of Occupancy.				
3) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38".				
4) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
5) 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.				
6) 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.				