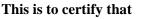
<b>DISPLAY</b>	THIS CARD	<b>ON PRINCIPAL</b>	FRONTAGE OF	WORK

CITY OF PORTLAND BUILDING PERMI



Located at

REDMAN JOSEPH P & EL<mark>IZABETH J REDM</mark>AN JTS

480 CAPISIC ST

PERMIT ID: 2015-00965 ISSUE DATE: 06/24/2015 CBL: 259 C019001

has permission to Change the use to add a home occupation for jewelry making. Demolish the existing carport and construct a 912 SF addition for an art studio and family room including a new full bathroom

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 the	reof is lathed or otherwise
clsoed-in. 48 HOUR NOTICE	E 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 Department* 

N/A

/s/ Jeanie Bourke

**Fire Official** 

**Building Official** 

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

**Building Inspections** 

Approved Property Use - Zoning Single family dwelling with home occupation - jewelry making



## BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY) or email: 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:**

Setbacks and Footings Prior to Pouring Close-in Plumbing/Framing Electrical Close-in Certificate of Occupancy/Final Plumbing Under Slab

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		Permit No:	Date Applied For:	CBL:		
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		2015-00965	05/06/2015	259 C019001		
Proposed Use: Proposed Project Description:						
Single-Family Home with home occupation for jewelry making	Demoli	Change the use to add a home occupation for jewelry making. Demolish the existing carport and construct a 912 SF addition for art studio and family room including a new full bathroom				
Dept: Zoning Status: Approved w/Conditions Re	eviewer:	Jeanie Bourke	Approval Da	ate: 06/23/2015		
Note: R-3 zone				Ok to Issue:		
Front - 25' req., 50' shown Rear - 25' req., 89' shown Side - 1 story, 8' req., 8.5' shown Lot coverage - 35% max., 15% shown						
Conditions:						
<ol> <li>This permit is being approved on the basis of plans submitted. A work.</li> </ol>	ny deviati.	ons shall require a	a separate approval b	efore starting that		
2) Separate permits shall be required for any new signage.						
3) As discussed during the review process, the property lines must be concrete, with the building location established. Due to the proxi- verified by a licensed surveyor and a letter must be submitted static comencement of the framing construction.	imity of th	ne side setback of	the addition, the wall	l location shall be		
4) During its existence, all aspects of the Home Occupations criteria	a, Section	14-410, shall be n	naintained.			
5) This is NOT an approval for an additional dwelling unit, this shal SHALL NOT add any additional kitchen equipment including, bu kitchen sinks, etc. Without special approvals. THE PLAN INDIC LIMITED TO A COMPACT SIZE MODEL.	ut not limi	ted to items such a	as stoves, microwave	es, refrigerators, or		
Dept: Building Inspecti Status: Approved w/Conditions	eviewer:	Jeanie Bourke	Approval Da	ate: 06/24/2015		
Note:				Ok to Issue: 🗹		
Conditions:						
<ol> <li>Hardwired photoelectric interconnected battery backup smoke de these rooms, and on every level.</li> </ol>	etectors sh	all be installed in a	all sleeping rooms, p	rotecting outside		
The same is required for existing buildings, where permanent wir detectors are required. Verification of this will be upon inspection		sible; or at the ver	y least battery operat	ed smoke		
<ol> <li>Separate permits are required for any electrical, plumbing, sprink pellet/wood stoves, commercial hood exhaust systems, fire suppre approval as a part of this process.</li> </ol>						
3) The home occupation is approved per the criteria of the Municipa	al Land U	se Ordinance.				
Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE DESIGN OF THE WALLS BETWEEN THE MAIN HOUSE AND THE STUDIO ADDITION. AS DISCUSSED DURING THE REVIEW PROCESS, THE STUDIO MAY BECOME A FUTURE DWELLING UNIT WITH ADDITIONAL APPROVALS. DURING THIS CONSTRUCTION PHASE THE FIRE SEPARATION WALL COULD BE ESTABLISHED.						
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 approved plans requires separate review and approval prior to we		or design professi	onal. Any deviation	from the final		

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