

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REDMAN JOSEPH P & ELIZABETH J REDMAN JTS

Located at

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 thereof is lathed or otherwise clsoed-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/ 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**

Approved Property Use - Zoning

Building Inspections

Fire Department

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: 2015-00965	Date Applied For: 05/06/2015	CBL: 259 C019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single-Family Home with home occupation for jewelry making		Proposed Project Description: 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		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/23/2015	
Note: R-3 zone Front - 25' req., 50' shown Rear - 25' req., 89' shown Side - 1 story, 8' req., 8.5' shown Lot coverage - 35% max., 15% shown				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) Separate permits shall be required for any new signage. 3) As discussed during the review process, the property lines must be clearly identified prior to our footing inspection to pour concrete, with the building location established. Due to the proximity of the side setback of the addition, the wall location shall be verified by a licensed surveyor and a letter must be submitted stating it is in compliance with the required setback prior to the commencement of the framing construction. 4) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. 5) This is NOT an approval for an additional dwelling unit, this shall remain a single family dwelling with home occupation. 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. THE PLAN INDICATES A REFRIGERATOR IN THE FAMILY ROOM, THIS IS LIMITED TO A COMPACT SIZE MODEL. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/24/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. 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. 2) 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. 3) The home occupation is approved per the criteria of the Municipal Land Use Ordinance. 4) 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. 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. 				