

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BREAKWATER SCHOOL

Located at
884 Brighton Ave (858)

PERMIT ID: 2016-02492 **ISSUE DATE:** 11/17/2016 **CBL:** 260 H001001

has permission to **Construct an attached storage shed with separated stairwell entry to the basement (165 sf shed and 77 sf basement entry) for the "Breakwater School".**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Michael White

/s/ Laurie Leader

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
school

Building Inspections

Fire Department

Use Group: E **Type:**
School
SHED & EXTERIOR STAIRS
MUBEC/IBC 2009

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 are 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 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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Framing Only
Electrical Close-in w/Fire & Draftstopping
Final - Fire
Final - Electric
Final - Commercial

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: 2016-02492	Date Applied For: 09/23/2016	CBL: 260 H001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: School: "Breakwater School"		Proposed Project Description: Construct an attached storage shed with separated stairwell entry to the basement (165 sf shed and 77 sf basement entry) for the "Breakwater School".		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 10/17/2016	
Note: B-2 and R-3 zones (shed will be in R-3 zone) Front yard (Capisic St) 25' min, new shed > 30' scaled - OK Rear yard (Brighton Ave) 25' min, new shed >100' scaled - OK Side yard 8' min, new shed >10' scaled - OK Lot coverage 35% (in the R-3) = 7,380 sf max; existing and proposed structures in R-3 approx 6,000 sf - OK		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.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 11/17/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 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 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 09/26/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation. 2) 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). 3) All construction shall comply with City Code, Chapter 10.				
Dept: DRC	Status: Not Applicable	Reviewer: Philip DiPierro	Approval Date: 10/14/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				