

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0907	Issue Date:	CBL: 296 C012001
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Location of Construction: 204 Hicks St	Owner Name: MOUNT SINAI CEMETERY ASSOC	Owner Address: 185 HICKS ST	Phone:
Business Name:	Contractor Name: W A One Inc.	Contractor Address: PO Box 10127 Portland	Phone 2077734988
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone:

Past Use: Vacant Land	Proposed Use: Duplex - construct a 28' x 32 Duplex - 896 sq ft w/2 Bedrooms per unit	Permit Fee: \$1,345.00	Cost of Work: \$125,000.00	CEO District: 5
Proposed Project Description: construct a 28' x 32 Duplex - 896 sq ft w/2 Bedrooms per unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 08/21/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:

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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/27/2009

Note: **Ok to Issue:**

- 1) A separate permit shall be obtained for a shed shown at the rear of the lot (SW corner) or the shed shall be removed.
- 2) This application shows not daylight basement in the rear and no bulkheads.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently there are no rear decks, only a rear entry platform and stairs. Separate permits shall be required for the addition of rear decks.
- 4) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is noted that this lot is currently 25,246 sq ft in size. **THE LOT SHALL NOT BE DIVIDED PRIOR TO REQUIRED REVIEWS OF THAT REVISION.**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/10/2009

Note: **Ok to Issue:**

- 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 7) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

8/27/2009-mes: currently this lot is 25,246 sq ft for the entire lot - 296-C-12 thru 16 - the site plan is under the new system #09-79900007. - WAIT for Planning SITE PLAN SIGN-OFF

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9/28/2009-mes: Jim Wolf, the developer is now dividing up the lot and has changed the site plan. Legal is looking into whether this is a subdivision. I have re-reviewed it.

11/25/2009-tm: Phil Dipierro sent an E-mail to approve issuing the building permit.

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