

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SPRAGUE DAVID W & SYLVIA W SPRAGUE JTS

Located at

34 Tucker Ave

PERMIT ID: 2014-00509

ISSUE DATE: 05/12/2014

CBL: 332 A002001

has permission to **Build a two story, 12' x 24' addition to Garage and add kitchen to create an accessory dwelling unit over the garage**

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/ 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

Single family with accessory dwelling unit

Building Inspections

Use Group: R-3

Type: B5

Single family with accessory dwelling unit

ENTIRE

MUBEC/IRC 2009

Fire Department

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:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

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: 2014-00509	Date Applied For: 03/17/2014	CBL: 332 A002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family w/accessory dwelling unit		Proposed Project Description: Build a two story, 12' x 24' addition to Garage and add kitchen to create an accessory dwelling unit over the garage		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/18/2014</p> <p>Note: R-3 Ok to Issue: <input checked="" type="checkbox"/></p> <p>Front - 25' min. - 24' given - average of front yards is 20.5' -OK Rear - 25' - 90' given side - 14' min. - 45' given - OK lot coverage = 8933.4 sf - 2271 sf (existing) + 288 sf (proposed) = 2559 sf total - ok</p> <p>*Conditional Use Appeal granted (5-0) by the board on 4/17/14 to add an accessorydwelling unit over the attached garage.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) With the issuance of this permit and the certificate of occupancy this property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 05/08/2014</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. <p>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.</p> <ol style="list-style-type: none"> 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Egress size windows are required (1) in each bedroom per IRC Sec. R310 4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 5) 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. Note permit checklist and requirements for cathedral ceiling, floor insulation and floor joists. 				