DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DONAGHY SCOTT ETAL JTS

Located at

1208 WASHINGTON AVE

PERMIT ID: 2017-00515

ISSUE DATE: 06/09/2017

CBL: 439 D012001

has permission to

Construct a new sunroom (156 sf) that would be used for a home occupation of a one-chair hair salon.

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 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/ Brian Stephens

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

Use Group: R

Type:

Single Family Dwelling Crawl Space, First Floor

MUBEC/IRC-2009

PERMIT ID: 2017-00515 **Located at:** 1208 WASHINGTON AVE **CBL:** 439 D012001

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703

or email: buildinginspections@portlandmaine.gov

Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months.
- If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring Foundation/Backfill Close-in Plumbing/Framing Electrical Close-in Final - Electric

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: 2017-00515 **Located at:** 1208 WASHINGTON AVE **CBL:** 439 D012001

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2017-00515

Date Applied For: 04/14/2017

CBL:

439 D012001

Proposed Use:

Single family with home occupation

Proposed Project Description:

Construct a new sunroom (156 sf) that would be used for a home occupation of a one-chair hair salon.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 04/18/2017

Note: R-3 zone Ok to Issue: ✓

Lot size 5,579 sf, below 6,500 min - existing nonconf. Front setback 25' min - sunroom 55' scaled - OK Rear setback 25' min - sunroom 54' scaled - OK Side setback 8' min - Left - sunroom 27' scaled - OK

Right - sunroom 11' - OK

Lot coverage 35% = 1,952 sf max allowed - total proposed 1,275 - OK

Home occupation:

Hairdresser allowed use per §14-410(b)(14)

Has 2 driveway parking spaces plus 1 garage space

Conditions:

- 1) This property shall remain a single family dwelling with a single-chair hairdresser home occupation. Any change of use shall require a separate permit application for review and approval.
- 2) The property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 4) Separate permits shall be required for any new signage.
- 5) 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:** Brian Stephens **Approval Date:** 06/09/2017 **Note:** • Ok to Issue: ✓

Conditions:

- 1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.
- 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) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1.
- 4) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.
- 5) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.
- 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.

PERMIT ID: 2017-00515 **Located at:** 1208 WASHINGTON AVE **CBL:** 439 D012001