

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

COOPER PAUL R & SUZANNE G COOPER JTS

**Located at**

81 MORNING ST

**PERMIT ID:** 2017-01421

**ISSUE DATE:** 09/19/2017

**CBL:** 003 A014001

has permission to **New dormer on south side of house and raise roof on rear portion of house.  
Renovations and interior alterations of the 2nd and 3rd floors.**

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/ Michael Russell, MS, Director

**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*  
Two family

*Building Inspections*

*Fire Department*

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Close-in Plumbing/Framing  
Electrical Close-in  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01421	<b>Date Applied For:</b> 09/08/2017	<b>CBL:</b> 003 A014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Two family	<b>Proposed Project Description:</b> New dormer on south side of house and raise roof on rear portion of house. Renovations and interior alterations of the 2nd and 3rd floors.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 09/18/2017 <b>Note:</b> R-6 zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> Lot size 3,564 sf - meets 2,000 sf min Lot size/DU 1,782 sf - meets 725 sf min Upper story expansion use §14-436(b): Existing 1st floor footprint 1,407 sf = 1,125.6 sf expansion allowed, proposed 227 sf - OK Height max 35' - increased rear section 33.75' measured from grade to halfway between eaves and roof - OK <b>Conditions:</b> 1) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval. 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) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 4) This permit is not approving any work on or over abutting properties. The expanded building areas must be located entirely within your property boundaries. Due to the proximity of the property lines to the proposed building expansion, the property lines may need to be located by a surveyor. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				