

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DOWLING PETER C & SARA-JANE FARRELL

Located at

59 CONGRESS ST

PERMIT ID: 2017-01818

ISSUE DATE: 12/12/2017

CBL: 014 J021001

has permission to **Rebuild roof to same ridge height, adding full dormer on one side and rebuilding existing dormer on opposite side.**

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.
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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

**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/Rebar
Foundation/Backfill
Close-in Plumbing/Framing
Electrical Close-in
Final Inspection
Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01818	Date Applied For: 11/17/2017	CBL: 014 J021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Two Family.	Proposed Project Description: Rebuild roof to same ridge height, adding full dormer on one side and rebuilding existing dormer on opposite side.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 12/12/2017 Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/> Lot size 3,277 sf - meets 2,000 sf min Nonconforming as to setbacks Use §14-436(b) - upper story expansion limited to 80% of 1st floor footprint (1,050 sf) = 840 sf max allowed, proposed 420 sf - OK According to 1950 tax card, third story was living space at that time, so no change of use.				
Conditions:				
1) This property shall remain a two-family dwelling. The second and third stories shall remain a single, self-contained dwelling unit and shall not be rented separately. Any change of use shall require a separate permit application for review and approval. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) 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. 4) 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. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				