



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HALPERT JACOB V & STACY F MITCHELL JTS

Located at

74 ATLANTIC ST

PERMIT ID: 2015-02060

ISSUE DATE: 11/02/2015

CBL: 016 E003001

has permission to **Alterations to existing second and third story decks - Remove and replace all deck boards, add new framing and handrails, and reconstruct stairs in a new configuration.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petrucci

/s/ Tammy Munson

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

Four family dwelling

PERMIT ID: 2015-02060

Located at: 74 ATLANTIC ST

CBL: 016 E003001

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:

Framing Only

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: 2015-02060	Date Applied For: 08/24/2015	CBL: 016 E003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Four- (4-) Family Home		Proposed Project Description: Alterations to existing second and third story decks - Remove and replace all deck boards, add new framing and handrails, and reconstruct stairs in a new configuration.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/14/2015 Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/> Lot size 6,197 sf, meets 2,000 sf minimum Front yard 5' min, house 0' - existing nonconf. Back yard 10' min, house 29' - OK Side yard 5' min - Left 28' to house, 31' to 2nd floor deck - OK Right 2' to house (existing nonconf.), 6' to 3rd floor deck - OK Lot coverage 60% = 3,718 sf allowed, total existing and proposed is approx 1,779 - OK Conditions: 1) This property shall remain a four-unit residential dwelling. 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.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 11/02/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 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. 2) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 10/15/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All means of egress to remain accessible at all times. 2) Shall meet the requirements of 2009 NFPA 1 Fire Code. 3) Construction or installation shall comply with City Code Chapter 10. 4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Unit numbers shall be marked at front and rear entrances. 5) All outstanding code violations shall be corrected prior to final inspection.				