

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CLARKE LINDSAY B & LAURENCE W CLARKE JTS

Located at

125 NEWBURY ST

PERMIT ID: 2018-00002

ISSUE DATE: 01/19/2018

CBL: 020 D023001

has permission to **Remove chimney and stairway. Renovate kitchen & bath on 1st floor and bath on 2nd floor. Add beams. Add one window and relocate another window. Add pocket door and remove french doors from 1st floor front bedroom. Requested CO.**

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 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

Building Inspections

Fire Department

two-family

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:

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00002	Date Applied For: 01/09/2018	CBL: 020 D023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: two-family		Proposed Project Description: Remove chimney and stairway. Renovate kitchen & bath on 1st floor and bath on 2nd floor. Add beams. Add one window and relocate another window. Add pocket door and remove french doors from 1st floor front bedroom. Requested CO.		
Dept: Fast Track	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 01/17/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) The property shall remain a two-family use. Any change of use, including the creation of additional dwelling units, shall require separate view 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 lot coverage or setback requirements for the existing structure. It is approving work with the existing footprint and shell only. 5) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District. 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/18/2018	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Staff understands that the chimney to be removed is only visible on the interior - no exterior change will result from the proposed chimney removal. 2) Staff strongly recommends that the window to be added on the north wall be consistent in appearance with the other windows in that wall. 3) HP staff understands that the proposed move of the west facing window in the rear kitchen ell will maintain a consistent appearance. Siding is to be patched with matching material, and trim will have the same appearance as in the existing location - matching the upstairs window in the same wall. 				