

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

WAGNER GARY J

Located at

31 BRACKETT ST

PERMIT ID: 2016-00635

ISSUE DATE: 04/27/2016

CBL: 044 E006001

has permission to **Renovate and expand attic space to add living area to the second floor apartment.
Construct dormer, roof deck, and stair tower to roof.**

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 cloed-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.

N/A

/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
two family

Building Inspections

Fire Department

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

Close-in Plumbing/Framing

Final Inspection

Electrical Close-in

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: 2016-00635	Date Applied For: 03/21/2016	CBL: 044 E006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Two- (2-) Family Home		Proposed Project Description: Renovate and expand attic space to add living area to the second floor apartment. Construct dormer, roof deck, and stair tower to roof.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 04/06/2016	
Note: R-6 zone		Ok to Issue: <input checked="" type="checkbox"/>		
Lot size 2,144 sf - meets 2,000 sf min. Lot area/DU 725 sf min, existing 1,072 sf/DU - OK Front yard 5' min, house <1' (appears adjacent bldgs are also <1' average) Rear yard 10' min, deck 8' - existing nonconf. Side yard 5' min - Left house 0' - existing nonconf. Right porch 6'9" - OK No footprint expansion proposed Use §14-436(b) - upper story expansion limited to 80% of 1st floor footprint = 960 sf max allowed, proposed expansion 188 sf - OK No height expansion; stair tower is exempt from height limit per §14-430(a)				
Conditions:				
1) This property shall remain a two-family 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.				