

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BARRON BARBARA TERAS & FRANK JOSEPH TERAS

Located at

40 DEERING AVE

PERMIT ID: 2014-02503

ISSUE DATE: 10/30/2014

CBL: 053 C013001

has permission to **Demolition of entire structure and backfill**

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.
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N/A

/s/ Jonathan Rioux

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 to vacant land

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:

Pre-Demolition Inspection

Site VISIT

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: 2014-02503	Date Applied For: 10/24/2014	CBL: 053 C013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Vacant Land	Proposed Project Description: Demolition of entire structure and backfill			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/30/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have two (2) years to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The two (2) years starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.				
Dept: Building Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 10/30/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) No permit shall be issued until the applicant has removed and disposed of all "friable asbestos" such material in accordance with applicable state and federal regulations. Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved State and City or Portland rules and requirement. 2) Sidewalk Closure Requirement: 3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities. Please contact the City's Public Services Department at 874-8822 for a sidewalk closure permit application, a sidewalk closure permit must be issued by the City prior to the start of any demolition work. 3) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2009 (MUBEC).				