

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CAMEO INVESTMENTS LLC /Bill Angell

Located at

76 SPRUCE ST

PERMIT ID: 2013-02223

ISSUE DATE: 11/05/2013

CBL: 056 G009001

has permission to **Replace existing, left side porch in same footprint & add 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 clsoed-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/ Chris Pirone

Fire Official

/s/ Tammy Munson

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

six dwelling units

Building Inspections

Fire Department

Classification:

Apartment Building

ENTIRE

2009 NFPA

PERMIT ID: 2013-02223

Located at: 76 SPRUCE ST

CBL: 056 G009001

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:

Footings/Setbacks

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

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: 2013-02223	Date Applied For: 10/02/2013	CBL: 056 G009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: six dwelling units	Proposed Project Description: Replace existing, left side porch in same footprint & add roof			
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/09/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Maximum guardrail height on the landing is to be 36" above the deck. 2) All trim is to be painted to match the paint scheme and trim color of the house. 3) If possible the roof cornice is to be at the same height as the roof cornice on the bay window to the left of the new porch. 4) Stairs are to be the full width of the porch. 5) Details of stairs, railings, skirting, posts and trim are to match the front porch, except the roof overhang may be reduced slightly in proportion to the smaller roof, and shall be no greater than the roof overhang on the side porch next door. 				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 10/07/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that all the work is taking place within the existing footprint and that the new roof will not overhang the landing more than two feet. 2) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 				
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Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 11/05/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) Permit 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. 				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 10/10/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies 2) Street addresses shall be marked on the structure 3) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf 4) All means of egress to remain accessible at all times. 				