

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ROSENBERG KEITH M & LAUREN M ROSENBERG
JTS

Located at

111 WEST ST

PERMIT ID: 2018-00253 **ISSUE DATE:** 04/03/2018 **CBL:** 063 A012001

has permission to **Installation of a ballasted, roof mounted solar array/energy installation - 16 panels.**
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/ Brian Stephens

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

single family

Building Inspections

Use Group: R **Type:** n/a
Single Family Dwelling Unit
Roof
MUBEC/IRC-2009

Fire Department

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:

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: 2018-00253	Date Applied For: 02/27/2018	CBL: 063 A012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family	Proposed Project Description: Installation of a ballasted, roof mounted solar array/energy installation - 16 panels.			
Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 04/03/2018				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Distance from roof edge and pitch of panels to be adjusted to eliminate visibility from a public way.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/07/2018				
Note: R-4 & Historic				Ok to Issue: <input checked="" type="checkbox"/>
§ 14-779 permits roof mounted panels in the R-4 zone - max building height - 35' - not clear what the height is - section 14-430(e) allows the panel to be 5' above maximum permitted height on a flat roof. Top of panel can be at 40' - OK - panel setback one foot for every foot of height - panels are set back from the edge of the roof - OK				
Conditions:				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving the installation of solar panels only.				
2) All solar energy systems shall meet the technical, safety and maintenance standards as set forth in Section 15 of the City of Portland Technical Manual.				
3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 03/28/2018				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.				
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) Roof mounted structures shall be flashed and sealed to protect the structure in accordance with IRC 2009 Chapter 9. The installer is responsible for assessing that the roof structure is capable of handling the additional dead load. Any modifications shall be submitted to this office.				
4) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.				
5) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
6) 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.				