

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MARSHALL WILLIAM H & KATHERINE M
MARSHALL JTS/Adam Ginsberg

Located at

467 DANFORTH ST

PERMIT ID: 2013-02805

ISSUE DATE: 02/11/2014

CBL: 071 A003001

has permission to **Stabilize and renovate existing principal brick structure; remove rear addition and build new single story addition (401 sf) and 173 sf deck ; add 19' dormer on the rear of the existing principal structure**

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.
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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
Single 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:

Pre-Demolition Inspection
Footings/Setbacks
Close-in Plumbing/Framing
Electrical Close-in
Final Inspection
Final - Electric

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: 2013-02805	Date Applied For: 12/31/2013	CBL: 071 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Stabilize and renovate existing principal brick structure; remove rear addition and build new single story addition (401 sf) and 173 sf deck ; add 19' dormer on the rear of the existing principal structure			
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/11/2014
Note: HP staff member met with contractor and designer at site several times, most recently on 2/6/14. Some construction and exterior finish details remain to be determined. HP is approving this permit to allow work to start: demolition of the existing addition; and foundation and shell construction for the new addition. Approval is based on information supplied by contractor and designer, and plans labeled "Permit Set - Rev 2" and dated 1/28/14 and 1/31/14.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Designer is to submit revised elevations, wall sections, and detail sheets to HP staff.				
2) Trim details at eaves, rakes, corners, etc., are to be reviewed and approved by HP staff prior to commencement of wall framing.				
3) Window trim details for the new construction and the original house are to be reviewed and approved by HP staff prior to ordering or beginning work on windows.				
4) Window manufacturer, specifications, and detailing for existing house and new addition windows to be reviewed and approved by HP staff before ordering or beginning work on windows.				
5) Front door design details to be reviewed and approved by HP staff before ordering or beginning work on entry.				
6) HP Staff understands that siding on the new addition is to be clear, vertical grain, western red cedar clapboard, pre-primed and finished with a solid color grey stain, and installed with a typical exposure of 4".				
7) Staff understands that the following will used as roofing materials: epdm rubber membrane on the new, shallow-pitched dormer; addition roofing is to be black, 3-tab asphalt shingles; existing roofing on the original house shall be replaced as soon as possible, but no later than 12/31/2016, with the new roofing to match the black, 3-tab shingles on the addition. NOTE: Drip edge, rake trim, and eave trim details are to be reviewed and approved by HP staff before 3/31/14.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/03/2014
Note: R-4 land area per du = 3,000 sf - lot = 5954 sf - ok front 25' or average - existing rear 25' - 14-433 can be reduced to 5' - 9.4' scaled - ok side - 2 stories 14' - right side - section 14-433 can be reduced to 5' - 11' scaled to addition- 5' to pergola - ok lot coverage = 1786.2 sf - 1786 sf proposed - ok *Using section 14-436(b) for dormer - 1st floor footprint = 896 sf - 80% = 716.8 sf - adding 129.5 sf = 14.5% increase - ok		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain a single 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 including the most recent plans received 2/3/14. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: DRC		Status: Not Applicable	Reviewer: Philip DiPierro	Approval Date: 01/03/2014
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				