

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HALBIRT JOHN P

**Located at**

478 ISLAND AVE (Peaks Island)

**PERMIT ID:** 2015-02190

**ISSUE DATE:** 09/29/2015

**CBL:** 090 J001001

has permission to **Construct second floor addition, screened porch, and deck.**

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*

*Building Inspections*

*Fire Department*

single family

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02190	<b>Date Applied For:</b> 09/11/2015	<b>CBL:</b> 090 J001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Single-Family Home		<b>Proposed Project Description:</b> Construct second floor addition, screened porch, and deck.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 09/29/2015	
<b>Note:</b> IR-2, SZ				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>Lot size 27,806 sf, meets 20,000 sf min  Front yard - 25' min, 46' off Oaklawn Rd. - OK  Back yard - 25' min, 113' scaled off plan - OK  Side yard - 20' min - Left 36' - OK  Right (Island Ave) - 21' scaled off plan - OK  Lot coverage max 20% = 5,561 sf allowed, total existing &amp; proposed 2,135 sf - OK  Max height 35', proposed grade to peak is 28' - OK</p> <p>SZ - building just touches 250' line, no issues</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>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.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>4) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> </ol>				