

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LEAHY PETER J IRREVOCABLE REALTY TRUST

Located at

33 CITY VIEW AVE, Little Diamond Island

PERMIT ID: 2018-00154

ISSUE DATE: 03/06/2018

CBL: 105 N001001

has permission to **12' x 4.2' addition to first floor bedroom**

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.
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N/A

/s/ Greg Gilbert

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:

Single Family Residence

Bedroom (First Floor)

2009 IRC / MUBEC

Type:

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Framing Only
Electrical - Residential
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: 2018-00154	Date Applied For: 02/02/2018	CBL: 105 N001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family		Proposed Project Description: 12' x 4.2' addition to first floor bedroom		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/13/2018
Note: IR-2 Not in shoreland or flood zone lot size - 12320 (legally nonconforming) - front - 25' min. - 68' scaled - OK - side - 20' min. - 41' given - OK - rear - rear - 25' min - 34' scaled - ok - lotcoverage 20% - 1351 sf (existing) + 51.6 sf (proposed) = 1402.6/12320 = 11.38 % - OK - max ht - 35' - one story addition - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 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 not approving any setback requirements for the existing structure. It is approving the setbacks for the addition only. 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 Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 03/05/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) All construction shall comply with City Code Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) 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. 				