DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

EMPSON JOSHUA CHRISTOPHER

Located at

224 SHORE RD (Cushing Island)

PERMIT ID: 2015-00606 **ISSUE DATE: 07/07/2015** 106A A011001 CBL:

has permission to Build two accessory structures for storage of sports equipment, chairs etc & enlarge the existing deck (add 200 sf) facing the water and add a roof over it

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.

N/A /s/ Jeanie Bourke

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 dwelling

Use Group: R Type:

Single family dwelling accessory storage & deck

MUBEC/IRC 2009

PERMIT ID: 2015-00606 **Located at:** 224 SHORE RD (Cushing Island) **CBL:** 106A A011001

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:

Setbacks and Footings Prior to Pouring Framing Only Electrical - Residential 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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2015-00606 Date Applied For: 03/30/2015

CBL:

106A A011001

Ok to Issue:

Proposed Use:

Same: Single-Family Home

Proposed Project Description:

Build two accessory structures for storage of sports equipment, chairs etc & enlarge the existing deck (add 200 sf) facing the water and add a roof over it

Dept: Zoning **Status:** Approved w/Conditions Reviewer: Ann Machado **Approval Date:** 06/11/2015

Note: IR-1 Zone & Shoreland Zone

Shoreland Zone - The building is within the Shoreland Zone but it is beyond the 75' setback setbacks for deck

- front (facing water) - 30 'min - 57' scaled - OK

- side - 20" min. - 24' on right & 39" on right - OK

accessory structures < or = 144 sf - #1 = 138 sf & #2 = 141 sf

- rear - 10' min. - #1 - 17.75' scaled - OK

- #2 - 13.5' scaled - OK

- side - 5' min. - #1 - 20.7' scaled - OK

- #2 - 13.3' scaled - OK

- max ht - 18' - #1 ht from average grade given is 16'6" - OK

- #2 - 15' given - OK

Lot coverage = 3740 sf - 1834 sf + 200 sf (deck extension) + 279 = 2313 sf - OK

Conditions:

1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Inspecti **Status:** Approved w/Conditions 07/06/2015 Reviewer: Jeanie Bourke **Approval Date:**

Note:

Ok to Issue:

Conditions:

- 1) 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.
- 2) When over 30" above a floor or grade, guardrail openings shall be less than 4", stairail openings shall be less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.
- 3) If there are 4 or more risers, a handrail is required on one side of stairs with ends returned if the guardrail does not meet graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceed a pitch of 12:1.
- 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.

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