

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SWIFT KATHLEEN DIXON

Located at

18 GRIFFINS' LN (Cliff Island)

PERMIT ID: 2017-00652

ISSUE DATE: 07/13/2017

CBL: 109B F008001

has permission to **Construction a 14'10" x 18' addition (bedroom and half bath) to first floor.  
Supported by sono tubes. No heating or cooling.**

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 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/ 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 (seasonal)

**Building Inspections**

**Use Group:**

**Type:**

Single Family Residence

Addition

MUbec / 2009 IRC

**Fire Department**

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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  
Close-in Plumbing/Framing  
Electrical - Residential  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00652	<b>Date Applied For:</b> 05/04/2017	<b>CBL:</b> 109B F008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single family seasonal	<b>Proposed Project Description:</b> Construction a 14'10" x 18' addition (bedroom and half bath) to first floor. Supported by sono tubes. No heating or cooling.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 06/02/2017		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> IR-1 zone, SZ Flood zones V2 (el 22) and AO (depth 2') - Panel 10 Lot size 27,811 sf - below 60,000 sf min - existing nonconf. Front (road) setback 30' min - addition 136' - OK Water setback 75' from HAT min - addition 76' scaled - OK Side setback 20' min - Left - addition 42' scaled - OK Right - addition 20' scaled - OK Lot coverage 20% = 5,562 sf max - proposed 1,042 sf - OK Cost of reno \$44,000, appraisal of building \$112,500 - less than 50% qualifies for minor permit.				
<b>Conditions:</b>				
1) This property shall remain a single family dwelling for seasonal use. Any change of use shall require a separate permit application for review and approval.				
2) All portions of the building that will be below the base flood elevation shall be constructed of flood-resistant materials defined as product capable of withstanding direct and 72 hours of contact with flood waters without sustaining significant damage (defined as damaging requiring more than cosmetic repair).				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 07/13/2017		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. A sprinkler system is recommended but not required, unless existing building is sprinkled in which case sprinkler system is required				
2) 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.				
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.				