

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

MICHAELSON ANDREW M S & KATHLEEN E
SULLIVAN JTS/CA Monsell & Co

Located at

59 CODMAN ST

PERMIT ID: 2014-00483

ISSUE DATE: 04/03/2014

CBL: 128 B003001

has permission to **build a one story addition (12' x 18') with a 12' x 12' deck & with a landing and handicap accessible ramp**

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/ 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

**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:

Footings/Setbacks

Close-in Plumbing/Framing

Electrical Close-in

Final Inspection

Final - Fire

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: 2014-00483	Date Applied For: 03/11/2014	CBL: 128 B003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: build a one story addition (12' x 18') with a 12' x 12' deck & with a landing and handicap accessible ramp			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/01/2014 Note: R-3 Ok to Issue: <input checked="" type="checkbox"/>				
front - 25' min - 25' given to end of wooden ramp - 5'1" x 4' 4" concrete wedge extends into the front setback - not considered part of structure - OK rear 25' min. - 72.3 scaled to back of deck - OK side 8' min.- 14' given to landing - OK Lot coverage = 4,900.35 sf - existing - 1008 sf + addition 472 sf = 1,480 sf - OK				
Conditions:				
1) Option 1 on the SITE PLAN - temporary ramp plan is being approved for the location of a temporary ramp to access the house during construction. This temporary ramp must be removed as soon as the work on the addition is complete. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 5) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.				