

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HARRINGTON-HOWES KENNETH & ELIZABETH

**Located at**

130 Vannah Ave

**PERMIT ID:** 2016-01164

**ISSUE DATE:** 06/07/2016

**CBL:** 128 D003001

has permission to **Interior renovations for wheelchair accessibility, and construct front porch addition (6' by 25'), garage/office addition (11' by 18') and enclose area under large roof overhang (3' by 22').**

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 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*  
Single family

*Building Inspections*

*Fire Department*

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 - 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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01164	<b>Date Applied For:</b> 05/09/2016	<b>CBL:</b> 128 D003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single family	<b>Proposed Project Description:</b> Interior renovations for wheelchair accessibility, and construct front porch addition (6' by 25'), garage/office addition (11' by 18') and enclose area under large roof overhang (3' by 22').			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 06/07/2016 <b>Note:</b> R-3 zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
Lot size 8,892 sf, meets 6,500 sf min Use §14-428 Corner Lot provision - total aggregate setback will be 82 feet > 78 feet min requirement - OK Front yard (Vannah St) 25' min, existing house including overhang 19' - existing nonconf. (OK to enclose area under overhang) Rear yard 8' min, garage and proposed garage addition 13' - OK Side yard (Clifton St) 20' min, proposed porch addition 27' scaled - OK Side yard (right) - 8' min, existing house 23' - OK Lot coverage 35% = 2,223 sf max allowed, total existing & proposed 2,037 sf - OK				
<b>Conditions:</b>				
1) The existing wooden wheelchair ramp was constructed without city permit approval. The ramp must be removed upon completion of the work approved in this permit. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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. 4) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				