

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

OSBORN RACHEL A & ERIK C J OSBORN JTS

Located at

53 LELAND ST

PERMIT ID: 2017-01239

ISSUE DATE: 11/09/2017

CBL: 133 H002001

has permission to **Repair and replace existing garage in existing footprint. Replace wood framed floor with concrete slab. Replacing framing as needed.**

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/ Brian Stephens

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: R

Type:

Single Family Dwelling Unit

Garage

MUBEC/IRC-2009

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:

Foundation/Rebar

Footings

Close-in Plumbing/Framing

Electrical Close-in

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: 2017-01239	Date Applied For: 08/01/2017	CBL: 133 H002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family	Proposed Project Description: Repair and replace existing garage in existing footprint. Replace wood framed floor with concrete slab. Replacing framing as needed			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 08/29/2017 Note: R-5 zone Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
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 approves the repair and renovation of the garage within the existing non-conforming footprint. Should it become necessary to demolish the entire garage, separate review and approval for the demolition shall be required. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<hr/> Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 11/09/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work. 2) 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. 3) 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.				