

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DERICE ANDREW R & JULIE A JTS

Located at

49 RICHARDSON ST

PERMIT ID: 2016-01539

ISSUE DATE: 07/25/2016

CBL: 134 F013001

has permission to **Construction of a new garage (18' by 22') to replace the one previously there.**
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 cloed-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
two family dwelling

Building Inspections

Fire Department

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

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.

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|--|--|---------------------------------|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2016-01539 | Date Applied For: 06/09/2016 | CBL: 134 F013001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Two Family | Proposed Project Description: Construction of a new garage (18' by 22') to replace the one previously there. | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 07/21/2016 Note: R-5 zone Ok to Issue: <input checked="" type="checkbox"/> <p> Lot size 6,300 sf, meets 6,500 sf min. Front setback 20' min, new garage 65' scaled - OK Rear setback 20' min, new garage 3' - OK to replace previously existing nonconforming Side setbacks 8' min - Left - 40' scaled - OK Right - 12' - OK Height of new garage scales to 13' from grade to peak, height of old garage was approx 15' - OK Old garage was 18' wide by 19' long. New garage would be 18' by 22' - expansion area would be at least 20' from rear line and 8' from side line - OK Lot coverage 40% = 2,520 sf max allowed, total existing & proposed 1,512 sf - OK </p> Conditions: <ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a two-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. | | | | |