

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
IRVINE GLENNA M

Located at
9 KINEO ST

PERMIT ID: 2016-02276 ISSUE DATE: 10/07/2016 CBL: 160 G017001

has permission to **Demolition of existing detached garage and replacing with 1.5 story attached garage with upper story storage space.**

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 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

**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 are 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 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.**

REQUIRED INSPECTIONS:

Pre-Demolition Inspection
Setbacks and Footings Prior to Pouring
Framing Only
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.

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No: 2016-02276	Date Applied For: 08/25/2016	CBL: 160 G017001
Proposed Use: Same: Single Family	Proposed Project Description: Demolition of existing detached garage and replacing with 1.5 story attached garage with upper story storage space.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/07/2016	Note: R-3 zone Ok to Issue: <input checked="" type="checkbox"/>		
Lot size 6,200 sf, below 6,500 sf min - existing nonconf Front yard 25' min, new garage 39' scaled - OK Rear yard 25' min, new garage 31' scaled - OK Side yard 8' min - Left new garage 8' - OK Right new garage 39' scaled - OK Lot coverage 35% = 2,170 sf max allowed, total existing & proposed 1,586 sf - OK Height 35' max (attached garage), new garage will be 20' grade to peak - OK Upper story floor area 224 sf = 57% of first floor of 392 sf - OK as half-story			
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) 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 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.			
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			