

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

J & G PROPERTIES NORTHEAST LLC

**Located at**

68 INVERNESS ST

**PERMIT ID:** 2015-01915

**ISSUE DATE:** 10/16/2015

**CBL:** 168 E015001

has permission to **Rebuild roof to 11/12 pitch and add shed-roof dormer to expand second story; remove interior walls.**

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*  
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:**

Close-in Plumbing/Framing

Electrical - Residential

Final Inspection

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> 2015-01915	<b>Date Applied For:</b> 08/07/2015	<b>CBL:</b> 168 E015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Rebuild roof to 11/12 pitch and add shed-roof dormer to expand second story; remove interior walls.			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Christina Stacey      <b>Approval Date:</b> 10/07/2015</p> <p><b>Note:</b> R-5 zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Lot size 5,125 sf, does not meet 6,000 sf min  Front yard - 20' min, house 8' scaled off plan - existing nonconf.  Rear yard - 20' min, house 39' scaled off plan - OK  Side yard - 8' min - Left - house 17' scaled off plan - OK  Right - house 6' scaled off plan - existing nonconf.  Lot coverage max 40% = 2,050 allowed, 1,370 existing, no proposed footprint expansion - OK  Max height 35', proposed height grade to peak 22' scaled off plan - OK</p> <p>Use §14-436(a) - second floor expansion, max 50% of 1st floor = 492 sf allowed, 216 sf increase proposed - OK</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>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.</li> </ol>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Tammy Munson      <b>Approval Date:</b> 10/16/2015</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</li> <li>2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.</li> </ol> <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p> <ol style="list-style-type: none"> <li>3) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only.</li> <li>4) 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.</li> </ol>				