

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

COONEY RACHEL & WILLIAM M COONEY JTS

**Located at**

1051 WASHINGTON AVE

**PERMIT ID:** 2017-00837

**ISSUE DATE:** 09/21/2017

**CBL:** 172 F009001

has permission to **Constructing a single story, 18' X 24' garage; paving 50' x 18' gravel pad & adding 200 sf of new pavement (total of 1,100 sf of pavement); remove existing shed .**

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.

*/s/ Jason Grant*

*/s/ Greg Gilbert*

**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  
Offices*

*Building Inspections*

*Fire Department*

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Framing Only

Electrical - Residential

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00837	<b>Date Applied For:</b> 05/31/2017	<b>CBL:</b> 172 F009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Commercial Office (realator & professional offices)		<b>Proposed Project Description:</b> Constructing a single story, 18' X 24' garage; paving 50' x 18' grave pad & adding 200 sf of new pavement (total of 1,100 sf of pavement); remove existing shed .		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 09/20/2017	
<b>Note:</b> B-1 and R-3 zones Lot size 12,002 sf - no min in B-1 zone Front yard 0' min - garage 92' scaled - OK Front yard 10' max - section 14-161(a) "Building Additions are encouraged but not required to meet the maximum setback of section 14-165. The accessory structure is considered an addition to the lot. Rear yard 25' min (R-3 zone) - garage 5' - OK - using section 14-433(b) to go down to 5'. Side yard left - 5' min (B-1 zone) - garage 5' - OK Side yard on Ray Street 10' min - garage 68' - OK Impervious surface 90% - meets			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) This permit is approving the construction of a 24' x 18' detached garage only. If you would like to build a new shed or relocate the existing shed, you will need to apply for a separate permit.				
2) The use of the property shall remain as offices. Any change of use shall require a separate permit application for review and approval.				
3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 09/12/2017	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 08/30/2017	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).				