

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MCCANDLESS ELIZABETH T

**Located at**

1247 WESTBROOK ST

**PERMIT ID:** 2016-00781

**ISSUE DATE:** 07/15/2016

**CBL:** 213 E012001

has permission to **Reconstruct and enclose the existing first-floor entry porch to create a mudroom (161 SF) and reconstruct the existing deck, adding a frost wall foundation (151 SF)** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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](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:**

Setbacks and Footings Prior to Pouring

Framing Only

Electrical Close-in

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> 2016-00781	<b>Date Applied For:</b> 04/01/2016	<b>CBL:</b> 213 E012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Single-family home		<b>Proposed Project Description:</b> Reconstruct and enclose the existing first-floor entry porch to create a mudroom (161 SF) and reconstruct the existing deck, adding a frost wall foundation (151 SF)		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 07/13/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) HP staff understands that the new windows for the entry addition are to match the specifications and appearance of the windows in the main house. Detailed specifications for the new windows are to be submitted to HP staff for review and approval, prior to ordering.				
2) If unanticipated conditions arise during construction that would result in a change to the external appearance of the project, revisions are to be submitted to HP staff for review and approval, prior to installation.				
3) Exterior trim and siding are to match the existing house. Appearance of the new entry addition is to match the appearance of the former porch, except that corners are to have painted wood corner boards instead of woven shingles.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 07/01/2016	
<b>Note:</b> R-2 zone, RPZ, and SZ				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
House entirely in SZ except very small sliver in the back				
No footprint expansion proposed.				
Volume expansion <30% since 1989 - see calcs in permit file				
No floor area expansion for the current proposal.				
The new foundations do not meet definition of expansion per §14-382(f)(2). Porch and deck cannot be moved back due to existing layout of entry doors on house.				
<b>Conditions:</b>				
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 single family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) This approves the reconstruction of and alterations to the porch and deck within the existing non-conforming footprint only. This permit does not approve any footprint expansion.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 05/13/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				