

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

RUBIN SARAH M

**Located at**

28 HARVEY ST

**PERMIT ID:** 2015-02519

**ISSUE DATE:** 02/19/2016

**CBL:** 224A C003001

has permission to **Construct shed dormer (12' by 12') on the west side of house to create an additional bedroom.**

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/ Jeanie Bourke

**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**

**Use Group:** R

**Type:**

Residential Single Family

2nd Floor

MUBEC/IRC 2009

**Fire Department**

**PERMIT ID:** 2015-02519

**Located at:** 28 HARVEY ST

**CBL:** 224A C003001

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:**

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> 2015-02519	<b>Date Applied For:</b> 10/15/2015	<b>CBL:</b> 224A C003001
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> Construct shed dormer (12' by 12') on the west side of house to create an additional bedroom.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 12/01/2015	
<b>Note:</b> R-3 zone				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>Lot size 12,000 sf - meets 6,500 sf min          Front yard 25' min, front steps 2' scaled - exist nonconf.          Rear yard 25' min, house 60' scaled - OK          Side yard left 8' min, house 63' scaled - OK          Side yard right 20' min, house 7' scaled - exist nonconf.</p> <p>No permits found in microfiche for existing front &amp; left dormers - left dormer first mentioned on 1980's tax card.</p> <p>Use §14-436(b) - Expansion 80% 1st floor footprint = 950 sf          max allowed - new dormer would add 54 sf floor area,          two existing dormers added 104 sf = 158 sf - OK</p>				
<b>Conditions:</b>				
<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) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b>	
<b>Note:</b>				<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</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> <li>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.</li> </ol>				