

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BRODER JOSHUA B

Located at
801 BRIGHTON AVE

PERMIT ID: 2015-03015 **ISSUE DATE:** 12/22/2015 **CBL:** 285 C013001

has permission to **After-the-fact approval for deck (12' by 13.5')**
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
Two-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 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:

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		Permit No: 2015-03015	Date Applied For: 12/15/2015	CBL: 285 C013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Two- (2-) Family Home		Proposed Project Description: After-the-fact approval for deck (12' by 13.5')		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/21/2015
Note: R-3 zone, part of lot in A5 flood zone		Ok to Issue: <input checked="" type="checkbox"/>		
Lot size 9,796 sf, meets 6,500 sf min				
Front yard 25' min, deck 81' - OK				
Rear yard 25' min, deck 105' - OK				
Side yard 8' min - Left - deck 8' - OK				
Right - deck 35' - OK				
Lot coverage 35% = 3,428 sf allowed, total existing & proposed approx 1,700 sf - OK				
Conditions:				
1) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This is being issued with the understanding that as an after-the-fact fast-track permit, the structure's design has not been reviewed for compliance with the building code. The inspector may require modifications to the work that has been completed if it does not meet code.				