

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
SANTORO HANNAH R

Located at
23 W COMMONWEALTH DR

PERMIT ID: 2016-01307 **ISSUE DATE:** 06/02/2016 **CBL:** 298 A041001

has permission to **Kitchen renovation, add bathroom, modify existing bath, remove window for door, add 12'x 12' rear deck, add a 15'x 8' shed, build side entry stairs (After-the-fact)** 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 clsoed-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

Single Family

ENTIRE

MUBEC/IRC 2009

Fire Department

Type:

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:

Setbacks and Footings Prior to Pouring
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: 2016-01307	Date Applied For: 05/19/2016	CBL: 298 A041001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family	Proposed Project Description: Kitchen renovation, add bathroom, modify existing bath, remove window for door, add 12'x 12' rear deck, add a 15'x 8' shed, build side entry stairs (After-the-fact)			
Dept: Zoning Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/26/2016 Note: R-3 zone Ok to Issue: <input checked="" type="checkbox"/> Deck- rear 25' req. 52' Shown, side, 8' req. 15' & 21' shown Shed- < 144 SF, 5' req. from side and rear, 5' & 15' shown Lot coverage- 35% allowed = 2,436 SF adding 282 SF, total = 1,442, ok Conditions: 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/26/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. 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. 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. 3) 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. 4) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Inspections are required to confirm setbacks, Life Safety, electrical, plumbing and structural compliance, and may require exposure of any hidden elements. Additional work and design approvals may be required.				