

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
PETERS MICHELE A

Located at
31 CASTINE AVE

PERMIT ID: 2017-01576 ISSUE DATE: 11/02/2017 CBL: 309 D011001

has permission to **Demoing existing porch on side of house and constructing a 16 x 24 attached garage.**

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.

N/A

/s/ Glenn Harmon

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

Building Inspections

Fire Department

Use Group: R3 Type: VB
Single family garage
ENTIRE
2009 IRC/MUBEC

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Certificate of Occupancy/Final Inspection

Footings

Framing Only

Foundation/Backfill

Electrical Close-in

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01576	Date Applied For: 10/06/2017	CBL: 309 D011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family	Proposed Project Description: Demoing existing porch on side of house and constructing a 16 x 24 attached garage.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/18/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note: R-3 Zone lot size - 6000 sf front - 25' min. - 36' shown -OK Rear - 25' min - 40' shown - OK side - one story - 8' min. - 8' shown - OK Lot coverage - 35% = 2100 sf - 733 sf + 260 + 384 sf = 1377 sf - OK max. ht - 35' -20. 25 scaled to ridge -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) 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 addition, it may be required to be located by a surveyor.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Glenn Harmon Approval Date: 11/02/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Footings/foundation design, soil bearing, and preparation shall be in accordance with IRC chapter 4.				
2) Infill wall construction at removed windows shall match existing adjacent for siding, infiltration barrier, sheathing, insulation, vapor barrier, and interior finish.				
3) 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.				
4) Connections and fasteners to be installed per IRC Table R602.3(1). Roof assembly shall be in accordance with IRC chapter 9. Flashing at new roof/exsiting house intersection shall be in accordance with IRC 905.2.8.3.				
5) The design load spec sheets for any engineered beam(s) / headers must be submitted to this office prior to the installation of said components.				
6) Provide access to the attic space via a scuttle, minimum opening must be 22" x 30".				
7) 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.				