

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PERRY CHRIS P

Located at

52 CHRISTY RD

PERMIT ID: 2015-01677

ISSUE DATE: 08/26/2015

CBL: 379 G002001

has permission to **construct of a 16' x 24' (384 SF), detached garage with a pull-down staircase to access storage above.**

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.
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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

Building Inspections

Fire Department

Single family

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:

Foundation/Rebar

Close-in Plumbing/Framing

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01677	Date Applied For: 07/14/2015	CBL: 379 G002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single-Family Home		Proposed Project Description: construct of a 16' x 24' (384 SF), detached garage with a pull-down staircase to access storage above.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 08/26/2015
Note: R-2 front of property & R-3 in rear - garage in R-3 zone		Ok to Issue: <input checked="" type="checkbox"/>		
front - 25' min. - >25' - OK				
rear - 25' min. - 44' given - OK				
side - 8' min. - 8' given - OK				
lot coverage = 3747.8 sf allowed - 1406 sf (1326 sf + 80 sf) existing + 384 sf proposed = 1790 sf - OK				
18' max ht - 17.2' to peak - OK				
- even with dormer it meets the criteria of a one and one half story building - 2/3rds = 256 sf - 192 sf floor area with dormer - OK				
Conditions:				
1) 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 structure, it may be required to be located by a surveyor.				
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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) This permit is on;ly approving the construction and location of the garage. It is not confirming the legality of the previous construction of the shed and the deck that are shown on the plot plan				