### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

VINCENT JOHN M & ANN M VINCENT JTS

Located at

86 CLAPBOARD RD

**PERMIT ID:** 2016-00672

**ISSUE DATE:** 04/04/2016

CBL: 389 E008001

has permission to

1st floor - Kitchen and bath remodel on 1st floor, demo of interior load bearing wall, replacement windows. 2nd floor - construct dormer on back side of house and divide existing bathroom in 2 separate bathrooms.

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/ 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** single family

**Building Inspections** 

Fire Department

**PERMIT ID:** 2016-00672

Located at: 86 CLAPBOARD RD CBL: 389 E008001

## 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:**

Close-in Plumbing/Framing Electrical - Residential 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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2016-00672

Date Applied For: 03/23/2016

CBL:

389 E008001

Proposed Use:

Single Family

**Proposed Project Description:** 

1st floor - Kitchen and bath remodel on 1st floor, demo of interior load bearing wall, replacement windows. 2nd floor - construct dormer on back side of house and divide existing bathroom in 2 separate bathrooms.

**Dept:** Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 04/01/2016

Note: R-2 zone Ok to Issue: ✓

Lot size 9,755 sf, below 10,000 sf min - existing nonconf. Front yard 25' min, house 25' scaled off mtge plan - OK

Rear yard 25' min, house 20' - known nonconformity, cert. of setback reduction has been recorded

Side yard 14' - Left - house 19' scaled off mtge plan - OK

Right - house 28' scaled off mtge plan - OK

No footprint increase

No floor area increase - the shed dormer is going in a location where the space was already 4' or more in floor-to-ceiling height - this would simply increase it to minimum 7' height.

#### **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 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) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.