

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

OUELLETTE PAMELA J ETALS

**Located at**

276 PRESUMPCOT ST

**PERMIT ID:** 2016-02905

**ISSUE DATE:** 02/02/2017

**CBL:** 423 A010001

has permission to **Demolish two-family home and storage building for a future electrical substation.** 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

**Fire Official**

/s/ Jeanie Bourke

**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:** N/A      **Type:**

Vacant land once demolished

ENTIRE

MUBEC/IRC 2009

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Pre-Demolition Inspection

Final Inspection

Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02905	<b>Date Applied For:</b> 11/21/2016	<b>CBL:</b> 423 A010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Vacant	<b>Proposed Project Description:</b> Demolish two-family home and storage building for a future electrical substation.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 01/09/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				
2) The housing preservation and replacement provisions of Section 14-483 of the ordinance shall not apply to this project, unless the property is later developed into a parking lot. 3) This permit is approving the demolition of structures only. No tree clearance or site alteration, including but not limited to filling and grading, shall take place without further review and approval. This permit is not approving a new legal use or any new development for the property. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 5) The current use of the property as a two-family dwelling is legally nonconforming. Per Section 14-387, if a legally nonconforming residential use is discontinued for a period of 24 months, such discontinuance shall constitute an abandonment of the use and the property shall not thereafter be occupied or used except in conformity with the provisions of the ordinance.. The 24 months starts at the time of discontinuance and it shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. Once the use of the property is changed to a permitted use, the legal nonconforming use is lost, and it cannot be changed back in the future.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 02/02/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				
1) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits. 2) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and Demolition per Section 3303 of the IBC 2009.				