



Permitting Frequently Asked Questions (FAQ)

When is a Building Permit required?

A building permit is required when a property owner intends to construct, enlarge, alter, repair, move, convert, demolish or change the use of a building or structure. Obtaining a permit can be one of the most important actions before starting a home improvement project.

Below are a few of the projects that require a permit:

- Basement Finishes
- Decks/Porches
- Furnaces/Heating Appliances, including replacements (separate HVAC permit required)
- Accessory Structures (Sheds, Garages, Gazebos, etc.)
- Interior Remodeling
- All Plumbing Work (separate plumbing permit required)
- All Electrical Work (separate electrical permit required)
- Additions
- Swimming pool installations
- Change of Use or Home Occupation
- Windows - Replacement or New Installations

A building permit will be required for the replacement of windows in the following circumstances:

- All commercial/institutional buildings
- All residential buildings with four or more units

How do I obtain a Building Permit?

All submission checklists and application instructions can be found on the Permitting and Inspections Department website at <http://www.portlandmaine.gov/1728/Permitting-Inspections>. Please note that we have a new online permit application process using the City of Portland's Citizen Self Service (CSS) portal. Review the instructions (linked below and on the website before applying for your permit.

[How to Apply for a Building Permit](#)

[How to Register with CSS](#)

Who will review my permit application?

The review of a building permit application includes a review of zoning, building code, and life safety code compliance (all commercial and multi-family projects and new one- and two family dwelling units) by the Permitting and Inspections Department. Some projects may also require review by historic preservation planning (Planning and Urban Development Department) and/or engineering (Public Works Department). Each department reviews the project for compliance with different codes, regulations and standards, and they may request additional information, revisions or clarification to plans at different points in the review process. Providing all necessary information with the initial submission will facilitate the review of your application. Submitting high quality drawings will help expedite your application.

How can I check the status of my permit application?

You can check the status of your permit application, pay invoices and request inspections by logging into CSS.



Permitting and Inspections Department

Please check the status of your permit online to see the department reviews required and any comments before contacting the Permitting and Inspections Department. If you need additional information about the status of your project, the quickest way to get a response is to email permitting@portlandmaine.gov or call (207) 874-8703.

How long will the review process take?

Reviews of building permit applications can take up to 20 business days for applications that are complete. Applications that are missing required information may take longer to review. To expedite the review process, please review the submission checklists carefully and submit all required drawings and materials with complete and legible information. Submitting high quality drawings will help expedite your application.

Do my plans need to be prepared by an architect or engineer?

Because of the complex nature of the building code and life safety code requirements, most commercial and multi-family construction projects require plans that are stamped and signed by a licensed architect or engineer. Please refer to the department [Policy on Requirements for Stamped or Sealed Drawings](#).

How do I apply for a permit through the Fast Track process?

Review the [eligible projects sheet](#) to verify that your project qualifies for Fast Track. If your project qualifies, you may complete the applicable Fast Track Schedule ([A](#), [B](#) or [C](#), depending on the type of project) and submit as part of your supporting documents when applying online. The Schedule should be filled out completely in order for your project to be processed as a Fast Track application. If it is determined that your project does not qualify for Fast Track, then you will be notified, and the application will be moved forward in the regular review queue. Please note that by submitting your application as Fast Track, you assume responsibility for complying with all applicable code requirements and zoning legal use.

Who can answer my question about building code requirements?

Due to increased demand for permit application reviews, the Permitting and Inspections Department staff has limited time to meet with applicants for building code consultation prior to the submission of a permit application. You may need to work with a design professional (architect or engineer) to provide the necessary drawings and code review required to submit a permit application. The department offers the opportunity for customers to meet with a code officer on Thursday mornings. Appointments are 30 minutes and can be scheduled by contacting the Permitting and Inspections office at (207) 874-8703 or permitting@portlandmaine.gov.

Who can answer my question about zoning?

For immediate assistance, please refer to the [Zoning FAQ](#) on the Permitting and Inspections website. This document will walk you through finding your zoning district and the district requirements in [Chapter 14 of the City Ordinance](#). Property files are available for review at City Hall, Room 315 during normal business hours. Please note that the City no longer provides zoning determination letters. If you still have zoning questions after reviewing the above resources, please contact zoning@portlandmaine.gov.

If you cannot find the answer to your question from the information above, please contact the Permitting and Inspections Department at permitting@portlandmaine.gov or (207) 874-8703 and a Permit Technician will assist you.