

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BUNTON ROBERT C & REBECCA R BUNTON/William  
Bunton

**Located at**

105 LYNDON AVE, Peaks Island

**PERMIT ID:** 2013-02019

**ISSUE DATE:** 11/05/2013

**CBL:** 089 C003001

has permission to **Build a new two and a half story single family home - 28.5'x 45' with porches and decks.**

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.

*/s/ Chris Pirone*

*/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***

**Use Group:** R-3

**Type:** 5B

Single Family

ENTIRE

MUBEC

***Fire Department***

**Classification:**

One or Two Family Dwellings

ENTIRE

2009 NFPA

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

Footings/Setbacks  
Foundation/Backfill  
Electrical - Residential  
Final - Fire  
Certificate of Occupancy/Final

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-02019	<b>Date Applied For:</b> 09/09/2013	<b>CBL:</b> 089 C003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> New Single Family Home	<b>Proposed Project Description:</b> Build a new two and a half story single family home - 28.5'x 45' w/ porches and decks.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 09/25/2013 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 11/05/2013 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p> 2) Permit 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. 3) The attic scuttle opening must be 22" x 30". 4) The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required. 5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. <p>For One and Two Family homes this applies to new and existing buildings that have attached garages, or fuel fired appliances.</p> 6) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy. 7) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level. 8) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 for details. <p>Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.</p> <p>Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.</p> 9) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 10) Egress size windows are required (1) in each bedroom per IRC Sec. R310				

