

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

STENZEL PAUL A & JUDITH C WALSH JTS

Located at

0 LYNDON AVE (41 Fredrick Ave) Peaks Island

PERMIT ID: 2016-00873

ISSUE DATE: 07/13/2016

CBL: 089 D006001

has permission to **Construction of a 1,813 SF, one story, single-family home.**

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/ Michael White

Fire Official

/s/ Bill Childs

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:

Type: 5B

Single Family Home

ENTIRE HOUSE

MUBEC/IRC2009

PERMIT ID: 2016-00873

Located at: 0 LYNDON AVE (41 Fredrick

CBL: 089 D006001

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:

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical Close-in

Foundation/Backfill

Final - Electric

Final - Fire

Certificate of Occupancy/Final

Final - DRC

Site VISIT

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: 2016-00873	Date Applied For: 04/12/2016	CBL: 089 D006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single-Family Home		Proposed Project Description: Construction of a 1,813 SF, one story, single-family home.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/16/2016
Note: IR-1 Zone		Ok to Issue: <input checked="" type="checkbox"/>		
Footprint = 1868				
36.5 x 15 = 547.5 sf				
19.5 x 57.5 = 1121.25 sf				
13.75 x 7.5 = 103.125 sf				
8 x 12 = 96 sf				
*§ 14-145.5 (b) a lot of record without 100' of street frontage can be built if there is a right of way with a minimum width of 16' with a minimum travel width of 8'. Email from and pictures from heather Thompson show that the travel width is 11+ feet wide. This section is being met				
- Private water and septic				
- Front Yard faces Frederick Ave.				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
4) 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.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Bill Childs	Approval Date: 06/27/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; the Design Professional agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).				
2) The guardrail system cable spacing shall be installed at 3-1/2" o.c. and tensioned per manufacturer specifications and IRC 2009 table R301.5 The manufacturer's specifications must be electronically submitted to this office before final inspection				
3) This permit is 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.				
4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.				
6) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level				

