DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



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

/s/ Bill Childs

Fire Official

Building Official

Type: 5B

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:

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.

PERMIT ID: 2016-00873 **Located at:** 0 LYNDON AVE (41 Fredrick **CBL:** 089 D006001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2016-00873

Date Applied For: 04/12/2016

CBL: 089 D006001

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: ✓

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 threre 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:
 ✓

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

Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level

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The solid fuel appliance/stove/insert and connected chimney, shall be installed, operated and maintained per the manufacturers specifications, the UL listing, NFPA 211 and IMC 2003.

The manufacturer's specifications (including installation clearances) must be electronically submitted to this office before close in inspection

Dept: Fire **Status:** Approved w/Conditions Reviewer: Michael White **Approval Date:** 06/14/2016 Ok to Issue:

Note:

Conditions:

- 1) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee one- or two-family City of Portland fire sprinkler permit is required.
- 4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 5) All construction shall comply with City Code, Chapter 10.
- 6) All smoke alarms shall be photoelectric.

Dept: DRC **Reviewer:** Philip DiPierro 07/12/2016 **Status:** Approved w/Conditions **Approval Date:** Ok to Issue: Note:

Conditions:

- 1) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 2) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned daily.
- 8) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 9) This site must comply with the Landscape Preservation Standards outlined in the Land Use Ordinance, section 14-526(b)2a, stating that a minimum of 30% of existing trees, ten (10) inches DBH or greater, within the required setback, must be preserved. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 10 A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 11 The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.

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