

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MGW CONSULTING & DEVELOPMENT LLC

Located at

0 BERKSHIRE RD (88)

PERMIT ID: 2015-03027

ISSUE DATE: 02/04/2016

CBL: 163A F009001

has permission to **construct single-family home (1,536 SF), with an attached 576 SF garage - three (3) bedrooms, and 1.5 baths.**

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 cloed-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/ Craig Messinger

Fire Official

/s/ Tammy Munson

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 2009

Fire Department

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
Foundation/Backfill
Close-in Plumbing/Framing
Electrical Close-in
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: 2015-03027	Date Applied For: 12/16/2015	CBL: 163A F009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single-Family Home	Proposed Project Description: construct single-family home (1,536 SF), with an attached 576 SF garage - three (3) bedrooms, and 1.5 baths.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/04/2016 Note: R-5 Zone Ok to Issue: <input checked="" type="checkbox"/> * Per Marge Schmuckal's Determination Letter dated 10/1/14, the lot (Parcel 2) can be developed under section 14-120(b) Small residential lot development - footprint - 32' x 24' = 768 sf - 24' x 24' = 576 sf - 5' x 6' = 30 sf - total = 1374 sf Conditions: 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 01/11/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 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. 2) The attic scuttle opening must be 22" x 30". 3) 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. 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 5) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 6) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items. 7) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. 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. 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 01/25/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Application requires State Fire Marshal approval. 2) All construction shall comply with City Code Chapter 10.				

PERMIT ID: 2015-03027

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CBL: 163A F009001

