

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **DODGE, CLYDE**

Located At **127 LYNN ST**

Job ID: **2012-10-5255-ALTR**

CBL: **337- D-004-001**

has permission to Convert Deck to 3-season sunroom 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 closed-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

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 11/14/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5255-ALTR

Located At: 127 LYNN ST

CBL: 337- D-004-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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 addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. 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.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
5. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
6. A 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.
7. A field inspection will verify your current smoke alarm arraignment and the City's minimal code requirements.
8. **Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.**
9. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

11/13/2012: Received email from Contractor ([easternshore@maine.rr.com](mailto:easternshore@maine.rr.com)) answer specific code review questions, JGR.



**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-10-5255-ALTR	Date Applied: 10/23/2012	CBL: 337- D-004-001	
Location of Construction: 127 LYNN ST	Owner Name: CLYDE & IRENE DODGE	Owner Address: 127 LYNN ST PORTLAND, ME 04103	Phone: 207-878-5249
Business Name:	Contractor Name: Eastern Shore Home Improvement	Contractor Address: 116 Gray Rd Falmouth ME 04105	Phone: (207) 797-3696
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single family home	Proposed Use: Same - single family home - build 16' x 8' three season room one existing deck with 8' x 4' deck	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: S13 IRC, 2009 (MUBEC) Signature: <i>[Signature]</i>
Proposed Project Description: Convert part of Deck to 3-season sunroom		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Okw/condition</i> <i>10/24/12 ASU</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASU</i>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

11/26 Per inspection, footing meet set back requirements  
Chuck

12-20-12 GF

Final  
PASSED

R-2

201210-5255



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>127 LYNN ST.</u>		
Total Square Footage of Proposed Structure/Area <u>1280'</u>	Square Footage of Lot	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>337</u> Block# <u>D</u> Lot# <u>Y</u>	Applicant: (must be owner, lessee or buyer) Name <u>Clyde &amp; Irene Dodge</u> Address <u>127 LYNN ST.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-878-5249</u>
<p style="color: red; font-weight: bold; font-size: 2em;">RECEIVED</p> <p style="text-align: center;">OCT 23 2012</p> <p style="color: red; font-weight: bold;">Dept. of Building Inspections City of Portland Maine</p>	Owner: (if different from applicant) Name <u>Same</u> Address City, State & Zip	Cost of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____  Total Fee: \$ <u>170</u>
	Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Convert 8x20 deck to 16'x8' 3-season (unfinished) room with 8'x4' deck.</u>	
Contractor's name: <u>Eastern Shore Home Improvement</u>		Email: <u>Eastern Shore @maine.com</u>
Address: <u>116 Gray Rd.</u>		
City, State & Zip <u>Falmouth, ME 04105</u>		Telephone: <u>207-797-3696</u>
Who should we contact when the permit is ready: <u>SCOTT MUNSON</u>		Telephone: <u>207-831-9208</u>
Mailing address: <u>Same</u>		

**Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 10-23-12

**This is not a permit; you may not commence ANY work until the permit is issued**

**From:** Scott Munson <easternshore@maine.rr.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 11/13/2012 1:42 PM  
**Subject:** Re: 127 Lynn St.

Responses are below.

Thanks,  
Scott Munson

Jonathan Rioux wrote:

- >
- > Can you respond to the bulleted items below?
- >
- >
- >
- > Roof Rafter framing and Connection shall comply with Section R802.3 &
- > R802.3.1 of MUBEC.
- >
- > \*
- > How is the structural ridge meeting the existing house/ posted
- > down to grade? It will be posted down to the wall and then
- > posted down to the foundation wall.
- > \*
- > What is the pitch of the roof > 2:12? 4/12
- > \*
- > What is the header size/ span for the opening into the existing
- > residence? There is a 6' patio door into the house, not sure of
- > the header size but we will open up to see the size and replace
- > if needed with large enough header to support the span and load.
- > \*
- > Is/ are there existing girder(s) between the 8'-0" "Sona Tubes"
- > for the 16 foot span of the proposed addition? The existing
- > girder will be rebuilt to support the deck/wall as needed. The
- > existing girder is undersized and we will replace with (3) 2' x 10"
- > \*
- > What is the space going to be used for? It is a unfinished
- > 3-season sunroom.
- >
- >
- >
- >
- >
- >
- > Jonathan Rioux
- > Code Enforcement Officer/ Plan Reviewer
- >
- > City of Portland
- > Planning and Urban Development Department
- > Inspection Services Division
- > 389 Congress St. Rm 315
- > Portland, ME 04101
- > Office: 207.874.8702



> Support Staff: 207.874.8703  
> jrioux@portlandmaine.gov <mailto:jrioux@portlandmaine.gov>  
>  
>  
> Notice: Under Maine law, documents - including e-mails - in the  
> possession of public officials or city employees about government  
> business may be classified as public records. There are very few  
> exceptions. As a result, please be advised that what is written in an  
> e-mail could be released to the public and/or the media if requested.  
> --

--  
\*Scott Munson\*  
Eastern Shore Home Improvement

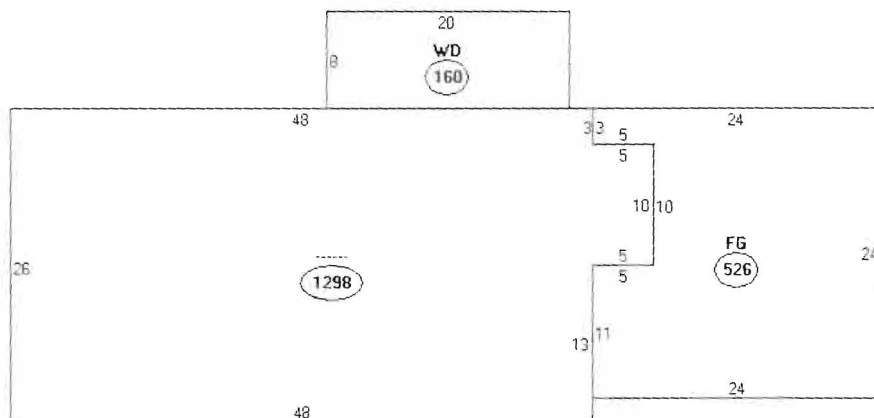
116 Gray Road

Falmouth, ME 04105

(T) 207-797-3696

[www.easternshorehi.com](http://www.easternshorehi.com)





Descriptor/Area

- A: 1298 sqft
- B: WD 160 sqft
- C: FG 526 sqft