

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

160 LEXINGTON AVENUE LLC

Located at

160 LEXINGTON AVE

PERMIT ID: 2017-01541

ISSUE DATE: 10/26/2017

CBL: 338 M020001

has permission to **Construct 18x22 living room addition**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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N/A

/s/ Glenn Harmon

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

Two-family

Building Inspections

Use Group: R3

Type: VB

Two family

First floor - partial

2009 IRC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final Inspection

Electrical Close-in

Footings

Foundation/Backfill

Framing Only

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01541	Date Applied For: 09/28/2017	CBL: 338 M020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two Family	Proposed Project Description: Construct 18x22 living room addition			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/05/2017</p> <p>Note: R-3 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Lot size 10,486 sf - meets 6,500 sf min Front setback (Lexington Ave) 25' min - proposed 43' - OK Rear setback 25' min - proposed 40' - OK Side setback 8' min - proposed 24' - OK Lot coverage 35% - meets</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a two-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. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Glenn Harmon Approval Date: 10/26/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits are required for any electrical and HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Provide ventilation at the crawl space in accordance with IRC 408.1. 3) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed. 4) The design load spec sheets for engineered roof trusses must be submitted to this office prior to the installation of said components in accordance with IRC 802.10.1. 5) 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. 				