

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

DIPIETRO STEVEN & DAVID DIPIETRO

**Located at**

12 LAMBERT ST

**PERMIT ID:** 2016-01159

**ISSUE DATE:** 07/18/2016

**CBL:** 384 A006001

has permission to **Build a new 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 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 procured prior to occupancy.
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*/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 Dwelling  
NFPA13D

ENTIRE

MUBEC/IRC2009

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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 are 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 6 months.**
- **If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop W Order" and subsequent release to continue.**

#### **REQUIRED INSPECTIONS:**

Site VISIT  
Final - DRC  
Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Close-in Plumbing/Framing  
Electrical Close-in  
Fire Inspection  
Certificate of Occupancy/Final  
Final - Electric  
Final - Plumbing  
Foundation/Rebar

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01159	<b>Date Applied For:</b> 05/06/2016	<b>CBL:</b> 384 A006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> New single family (6 Lambert St)		<b>Proposed Project Description:</b> Build a new single family home		
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 06/23/2016</p> <p><b>Note:</b> - This lot is in both the R-2 and the R-3 residential zones.      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>- After meeting with applicant, it has been determined that this is a one and one half story building (see plan labeled "Open Area of 2nd floor") . The gable roof over the front of the garage appears to be a full gable but the actual floor area is more like a dog house dormer that is 7' wide.</p> <p>- The pitch for all roofs is 10/12.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being issued with the condition that before the certificate of occupancy is issued, our office must receive a recorded deed for this lot.</li> <li>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.</li> </ol>				
<p><b>Dept:</b> Building Inspection      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Bill Childs      <b>Approval Date:</b> 07/18/2016</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) The attic scuttles opening must be 22" x 30".</li> <li>2) 402.2.3 Access hatches and doors- Access doors from conditioned spaces to unconditioned spaces(e.g. attics and crawl spaces[and unconditioned Basements]) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces."</li> <li>3) IECC 2009 402.4.1-Basement floor insulation shall include stairway walls and ceilings, with a gasketed door</li> <li>4) Revised plans omit 5/8" Type X GWB from garage ceiling. Install on this surface to comply with Table R302.6</li> <li>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.</li> <li>6) Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.</li> <li>7) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm or HVAC systems. Separate plans may need to be submitted for approval as a part of this process &amp; additional fees may apply.</li> <li>8) Connections and Fasteners to be installed per 2009 IRC Table R602.3(1) &amp; (2)</li> <li>9) Second Floor floor area shall not exceed 1345 Sq ft as indicated on Open Area of 2nd Floor plan</li> <li>10) Second Kitchen is NOT part of this approval. Considered living room for this review // separate permit or amendment required.</li> <li>11) All construction shall comply with the Maine Uniform Building and Energy Code (MUBEC) and the adopted chapters of IRC 2009 &amp; IECC 2009</li> <li>12) Legal Use of property at time of review is -Single Family Dwelling</li> </ol>				



- 9) 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.
- 10) 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.
- 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.
- 12) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.