

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

YORK JUSTIN

Located at

26 LAMBERT ST

PERMIT ID: 2014-02345

ISSUE DATE: 10/21/2014

CBL: 384 A003001

has permission to **Construct a 28' x 36' detached garage**

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 closoed-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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N/A

/s/ Tammy Munson

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

Building Inspections

Fire Department

Single family

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 - Residential

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-02345	Date Applied For: 10/04/2014	CBL: 384 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home		Proposed Project Description: Construct a 28' x 36' detached garage		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 10/21/2014
Note: R-2 Zone		Ok to Issue: <input checked="" type="checkbox"/>		
lot size - 19,990 sf				
front - 25' min. - 25' given - OK				
Rear - 25. min. - 160' given - OK				
Side - 12' min. - 25' given on left side - OK				
height - 18' max. - 16.5' scaled				
Lot coverage - 20% = 3998 sf - 1019 sf + 1008 = 2027 sf - OK				
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) 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.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 10/21/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) If there are 4 or more risers, a handrail is required on one side of stairs with ends returned if the guardrail does not meet graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceed a pitch of 12:1.				
4) When over 30" above a floor or grade, guardrail openings shall be less than 4", stairail openings shall be less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.				
5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.				
6) 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.				