DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

BRADY JAMES AND JULIA BRADY

Located at

9 MOODY ST

PERMIT ID: 2017-01993

ISSUE DATE: 04/19/2018

CBL: 003 A016001

has permission to Construct new two-family dwelling

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.

/s/ Jason Grant

/s/ Brian Stephens

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

two-family

Use Group: R-3 Type: 5B

Two Family Dwelling Unit Sprinkled: NFPA 13R

FNTIRE

MUBEC/IBC-2009

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:

Final - DRC

Site VISIT

Certificate of Occupancy/Final Inspection

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Setbacks and Footings Prior to Pouring

Plumbing Under Slab

Final - Electric

Final - Fire

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.

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207)	874-8716	2017-01993	12/26/2017	003 A016001	
Proposed Use:	Proposed 1	Proposed Project Description:			
Two-family	Constru	Construct new two-family dwelling			

Permit No:

Date Applied For:

CBL:

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 03/29/2018 **Note:** R-6 zone **Ok to Issue:** ✓

Flood zone C. Panel 14

City of Portland, Maine - Building or Use Permit

Conditions:

- 1) 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.
- 2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority.
- 3) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Brian Stephens **Approval Date:** 04/13/2018 **Note:** • Ok to Issue: ✓

Conditions:

- 1) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.
- 2) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov
- 3) 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection.

Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms.

- 4) 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.
- 5) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.
- 6) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.
- 7) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 8) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.
- 9) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.
- 10 Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12

- 11 The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.
- 12 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.
- 13 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.
- 14 Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.
- 15 All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 04/02/2018 **Note:** • Ok to Issue: ✓

Conditions:

- 1) All construction shall comply with City Code, Chapter 10.
 - All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 24 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code.
 - This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
- 2) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 - 1.Inside all sleeping rooms.
 - 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
 - In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit.
- 3) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
 - 1.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
- 4) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Sprinkler system installation shall comply with 2016 NFPA 13R.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 04/18/2018

 Note:
 Ok to Issue:
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Conditions:

- 1) 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.
- 2) A fully executed construction easement from the abuttor must be submitted for the construction of the retaining wall on the northeast side of the site. The easement must be submitted to the Planning Authority prior to starting work on the retaining wall.
- 3) 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, design review, 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.
- 4) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.

- 5) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 6) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned daily.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 9) A waiver has been granted for the driveway separation.
- 10 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.
- 11 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 12 Two (2) City of Portland approved species and size trees must be planted on your street frontage, or a contribution in the amount of \$400 per tree must be made to the City's tree fund upon approval of the City Arborist if the trees cannot be planted, prior to issuance of a Certificate of Occupancy.
- 13 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.