

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

Clements Tyler & Lily King

Located at

46 Merrill St

PERMIT ID: 2017-01509 **ISSUE DATE:** 02/26/2018 **CBL:** 014 C008001

has permission to **New single family - 53' x 22.3'; four stories; four bathrooms; 3 bedrooms; attached garage - 484 square feet**

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.
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/s/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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

Single Family

Building Inspections

Use Group: R-3 **Type:** 5A
Single Family Residence
Sprinkled 13R
ENTIRE
2009 IBC / MUBEC

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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Foundation/Backfill
Electrical - Residential
Close-in Plumbing/Framing
Final - Electric
Final - Fire
Certificate of Occupancy/Final Inspection
Plumbing 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: 2017-01509	Date Applied For: 09/25/2017	CBL: 014 C008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New single family w/attached garage		Proposed Project Description: New single family - 53' x 22.3'; four stories; four bathrooms; 3 bedrooms; attached garage - 484 square feet		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/12/2018	
Note: R-6 zone *step backs - rear - 35' ht within 15' of rear line - building at 17' - OK -side - 35' ht within 10' of side lines right side - > 35' 11+ feet from side line - OK left side - building setback 12.3' from side line - OK ** garage door 9' or 40% of 30.5' = 12.2' - garage scales @ 12' OK *** 20% landscaped open space = 1418 sf given /3890 sf =36% OK				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) 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. 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) With the issuance of this permit and the certificate of occupancy, this property shall remain a single 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 submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/23/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 3) All construction shall comply with City Code Chapter 10. 4) A compliant ComCheck must be provided prior to final inspection 5) 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. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/23/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8. 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. 3) 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). 				

PERMIT ID: 2017-01509

Located at: 46 Merrill St

CBL: 014 C008001

- 4) This review has determined that your project requires fire sprinkler system. A separate City of Portland One and Two-Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation.
A local sprinkler water flow alarm shall be audibly detectable from every unit in the building or the building must have a monitored fire alarm system in accordance with NFPA codes.
Sprinkler system installation shall comply with 2016 NFPA 13R.
- 5) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. 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.
- 6) 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
 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Rob Wiener **Approval Date:** 02/20/2018

Note: **Ok to Issue:**

Conditions:

- 1) A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property. All necessary measures shall be implemented to ensure that roof runoff from gutter down pipe is conveyed to the rain garden. No increase in runoff onto neighboring lots shall be permitted.
- 2) 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. Planning staff understands that one street tree is to be planted, and a contribution is to be made to the City of Portland street tree fund in lieu of the second street tree.
- 3) 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.
- 4) 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.
- 5) A sewer permit is required for your project. Please contact DPW at 874-8300. 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.
- 6) A street opening permit(s) is required for your site. Please contact DPW 874-8300. (Only excavators licensed by the City of Portland are eligible.)
- 7) As-built record information for sewer and stormwater service connections must be submitted to Public Services Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10) 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 maintained daily.
- 11) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 12) 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.

13 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.