

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
SHATZER ZANE O

Located at
34 HOWARD ST

PERMIT ID: 2017-00115 ISSUE DATE: 07/14/2017 CBL: 014 E019001

has permission to **Construct a new single-family. Construct block retaining wall around rear and right sides.**

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.

/s/ Greg Gilbert

/s/ Greg Gilbert

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

Single Family

Building Inspections

Use Group: **Type:**
Single Family Reisdence
13 R Sprinkler
ENTIRE
MUBEC 2009 IRC / IBC

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:

Site VISIT

Final - DRC

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Close-in Plumbing/Framing

Electrical - Residential

Certificate of Occupancy/Final Inspection

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: 2017-00115	Date Applied For: 01/27/2017	CBL: 014 E019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-family	Proposed Project Description: Construct a new single-family. Construct block retaining wall around rear and right sides.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/20/2017 Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/> 40" wall including footing - engineered plan not required Post dev avg grade approx 138.5' Garage opening limitation of 13' (40% of façade length) - garage door is 9' - OK Conditions: 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. 2) 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. 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 Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 05/24/2017 Note: Ok to Issue: <input type="checkbox"/> Conditions: 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) The installation must comply with UL, the Manufacturers' Listing, MUBEC (IRC, 2009), and State of Maine Gas Regulations. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) M1804.2.5 Direct vent terminations. Vent terminals for direct-vent appliances shall be installed in accordance with the manufacturer's installation instructions. 6) A Carbon Monoxide (CO) alarm shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
Dept: Fire Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 07/14/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes). 2) 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. 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) 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. Application requires State Fire Marshal approval. 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.				

PERMIT ID: 2017-00115

Located at: 34 HOWARD ST

CBL: 014 E019001

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/28/2017

Note: **Ok to Issue:**

Conditions:

- 1) 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.
- 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.
- 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 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.
- 6) 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.)
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9) 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.
- 10) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 11) 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.