#### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

MERRILL STREET RESTORATION LLC

Located at

67 MERRILL ST

**PERMIT ID:** 2014-02531

**ISSUE DATE:** 04/28/2017

014 L020001 CBL:

has permission to

Demolish Single Family Home - build new single family home in same footprint and shell with the addition of three dormers; one story deck (14' x5.75') and a

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/ David Petruccelli /s/ Greg Gilbert

**Building Official** Fire 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** 

Type:

Fire Department

Classification:

Single family home

Use Group:

One or Two Family Dwellings

**ENTIRE** 

**ENTIRE** 

MUBEC/IRC 2009

Located at: 67 MERRILL ST **PERMIT ID:** 2014-02531 CBL: 014 L020001

# 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 w/Fire & Draft Stopping

Flectrical - Residential

Final Inspection

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	4 0716	2014-02531	10/29/2014	014 L020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87	_			014 L020001
Proposed Use: Single Family Home	Demolis same fo			ngle family home in aree dormers; one stor
Note: R-6 Zone rebuilding same footprint and same shell except: new deck - rear 10' min - 17.84' given - OK	viewer:	Ann Machado	Approval Da	ate: 01/12/2017 Ok to Issue: □
-side 5' min 7.5' on left & 8' on right - OK new bulkhead gable dormers - not adding floor area lot coverage - 60% Of 2312 = 1387.2 sf - 1074.4 sf - OK				
<ul><li>Conditions:</li><li>1) This permit is being approved on the basis of plans submitted. As work.</li></ul>	ny deviati	ons shall require a	separate approval b	efore starting that
2) This property shall remain a single family dwelling. Any change approval.				
3) This pemrit is being issued with the conditon that the applicant w confirm that the call has been made by notifying the office via em		g Safe two days be	efore the pre demolit	ion inspection and
4) Your present structure is legally nonconforming as to setbacks. If only have one (1) year to replace it in the same footprint (no expa of the above shall require that this structure meet the current zonin be the owner's responsibility to contact the Code Enforcement Of	nsions), v ng standa	with the same heig rds. The one (1) ye	ht, and same use. A ear starts at the time	ny changes to any
•	viewer:	Greg Gilbert	Approval Da	
Note: Conditions:				Ok to Issue:

- 1) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
  - R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.

For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.

- R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
- R502.2.2.1 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot 40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir or approved decay-resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/2-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.
- R502.2.2.1.1 Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.
- R502.2.2.2 Alternate deck ledger connections. Deck ledger connections not conforming to Table R502.2.2.1 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.
- R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.
- 2) For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- 3) All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed. 2

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

Install an NFPA 13D automatic sprinkler system.

- 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.
- 5) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code
- 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.

 Dept: Fire
 Status: Approved w/Conditions
 Reviewer: David Petruccelli
 Approval Date: 02/04/2015

 Note:
 Ok to Issue: ✓

**Conditions:** 

**PERMIT ID:** 2014-02531 **Located at:** 67 MERRILL ST **CBL:** 014 L020001

- 1) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.
- A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 3) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.
- 4) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 04/27/2017

 Note:
 Ok to Issue:
 ✓

#### **Conditions:**

- 1) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 2) 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 Certificate of Occupancy.
- 3) This site must comply with the Landscape Preservation Standards outlined in the Land Use Ordinance, section 14-526(b)2a, stating that a minimum of 30% of existing trees, ten (10) inches DBH or greater, within the required setback, must be preserved. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 4) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mountumentation/pins identifying property corners.
- 5) 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.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 8) A street opening permit(s) may be 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 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.
- 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 prior to issuance of a 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.

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