DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

INVESTMENT CORE LLC

Located at

5 MONUMENT ST

PERMIT ID: 2017-00839

ISSUE DATE: 10/02/2017

CBL: 016 A005001

has permission to Inground swimming pool, accessory shed, and detached pergola

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.

N/A /s/ Michael Russell, MS, Director

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

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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

Electrical Only

Final - Electric

Plumbing Only

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.

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City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2017-00839

Date Applied For: 05/31/2017

CBL: 016 A005001

Proposed Use:

single-family (see permit #2017-00838)

Proposed Project Description:

Inground swimming pool, accessory shed, and detached pergola

Note: R-6 zone Ok to Issue: ✓

Lot size 4.600 sf - meets 2,000 sf min

Front setback 0' min based on avg of abutter - pergola approx 1' scaled - OK

Rear setback 10' min - shed 10' - OK

Side setback 5' min - Left - shed 27' scaled - OK

Rigit - shed 5', pergola 8' - OK

Pool will be min 10' from side and rear prop lines and 10' from house per e-mail

Lot coverage 60% = 2,760 sf max - proposed 1,115 sf - OK

Landscaped open space 20% = 920 sf min - 1,016 sf proposed - OK

Conditions:

- 1) The property shall remain a single-family dwelling. Any change of use or addition of new uses shall require separate review and approval.
- 2) Fences located within 25 feet of a street line may not exceed 4 feet in height.
- 3) 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.
- 4) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.
- 5) This permit is approving a pool, shed, and pergola as accessory structures/features to the single-family home that has been approved but not yet constructed. If the single-family home is not constructed, the pool, shed, and pergola may not remain on the lot.
- 6) The pergola shall not be attached to the house and there shall be no additional paving on the property besides what was approved in permit #2017-00838.
- 7) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work

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