DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

11 ORCHARD STREET LLC

Located at

11 ORCHARD ST

PERMIT ID: 2015-00370

ISSUE DATE: 06/18/2015

CBL: 061 D015001

has permission to **Convert existing garage to single family home.**

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 clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Craig Messinger

/s/ Laurie Leader

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 13D sprinker system

Building Inspections

Туре:

Single family home

ENTIRE

Use Group:

MUBEC/IRC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY)

or email: buildinginspections@portlandmaine.gov

Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring Foundation/Backfill Close-in Plumbing/Framing Electrical Close-in Certificate of Occupancy/Final Final - DRC Site VISIT Final - HP

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:	
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2015-00370	03/04/2015	061 D015001	
Proposed Use:	Proposed Project Description:				
Single-Family Home	Convert existing garage to single family home.				
Dept: Historic Status: Approved w/Conditions Re-	viewer:	Deborah Andrew	s Approval Da	te: 05/11/2015	

Ok to Issue:

Conditions:

Note:

- 1) Final construction to meet all conditions of approval included in Historic Preservation Board's 1/7/2015 decision:
 - 1) Site plan to be revised such that walkway leading to main entrance leads directly from the public sidewalk.
 - 2) Single door on garage façade to be patterned after design of garage door and feature no glazing.

Dept:	Zoning	Status: A	approved w/Conditions	Reviewer:	Ann Machado	Approval Date:	05/07/2	2015
Note:						Ok to	o Issue:	✓

Conditions:

- 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 addition, it may be required to be located by a surveyor.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

 Dept:
 Building Inspecti Status:
 Approved w/Conditions
 Reviewer:
 Laurie Leader
 Approval Date:
 06/12/2015

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.
- 2) 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.
- 3) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.
- 4) The design load spec sheets for any engineered beam(s) /LVL's/I-Joists/ Trusses must be submitted to this office.
- 5) 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.
- 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:
 Craig Messinger
 Approval Date:
 05/06/2015

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) Shall comply with NFPA 101, Chapter 24, New One and Two Family Dwellings
- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall comply with NFPA 13D, Sprinkler systems for One and Two family dwellings.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 06/17/2015

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) 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.
- 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 Temporary 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 mounumentation/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) 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 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. A backflow preventor must be installed in compliance with City Standards to protect both the sewer lateral and the foundation drain lateral.
- 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 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.

PERMIT ID: 2015-00370 **Located at:** 11 ORCHARD ST **CBL:** 061 D015001