DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND UILDING PERM



This is to certify that

MCFARLANE WILLIAM & CONSTANCE BLOOMFIELD JTS Located at

380 Danforth St

PERMIT ID: 2016-02751 **ISSUE DATE:** 02/03/2017

CBL: 061 I003001

has permission to **Construct new two family building- condominiums (2,313 SF) footprint with** garage underneath - the new lot will be CBL 061-I-006.

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/ Michael White

/s/ Jeanie Bourke

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 Two residential condominiums Building InspectionsFire DepartmentUse Group: R-3Type: 5BTwo Family Dwelling - Common EgressDwelling Occupancy = 19Basement Occupany = 6NFPA 13D sprinkler systemENTIREMUBEC/IBC 2009

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 Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Certificate of Occupancy/Final Inspection Final - Fire Final - DRC

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:	Date Applied For:	CBL:	
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87		-8716	2016-02751	10/20/2016	061 1003001	
		Proposed Project Description:				
Ne	w building with two residential condominiums	Constru	ct new two family	building- condomin erneath - the new lot		
		iewer:	Robert Wiener	Approval Da		
	ote:				Ok to Issue: 🗹	
Conditions:						
1)	This approval does not include the proposed future solar panels, we application, prior to installation.	hich mus	st be reviewed and	approved under a se	parate	
2)) Proposed skylight on west roof plane is to be a flat, low-profile unit no higher than the future solar panel array. Skylight is to be located so that it fits neatly into the pattern of the solar array, with the top of the skylight aligned with the tops of the upper solar panels.					
3)	Heat pump compressors and other mechanicals, including utility me	eters are	to be screened fro	om view by landscap	e plantings.	
4)) Vent hoods and wall caps for venting added to exterior walls are to be low profile, and painted to match the siding.					
5)	HP staff notes that plans have been revised since July 20, 2016, wh This approval is for plans dated 10/11/16, except as required by HF conditions attached to this building permit review. Should any add design, they must be reviewed and approved by HP staff and Build	P Board of Itional r	conditions dated 7 evisions be desired	7/20/16, and as required including the build	ed by additional	
D	Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 12/01/2016					
N	ote: R-4 Residential Zone & Historic Zone Partial daylight basement - consider building 2 1/2 stories Average grade based on plan is 401.55/4 = 100.39' - Plan A-3.	.1 shows	the grade as 100'		Ok to Issue: 🗹	
С	onditions:		C			
1)	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 Historic Preservation.					
2)) The use of this property shall remain as two residential condominiums. 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.					
N	ote:	iewer:	Jeanie Bourke	Approval Da	te: 02/02/2017 Ok to Issue: ☑	
	onditions:					
1)	Hardwired photoelectric interconnected battery backup smoke dete these rooms, and on every level.	ectors sha	all be installed in a	all sleeping rooms, pi	otecting outside	
	The same is required for existing buildings, where permanent wirin detectors are required. Verification of this will be upon inspection.	ng is feas	sible; or at the very	y least battery operate	ed smoke	
2)	Penetrations in or through fire resistance rated assemblies shall be p tested in accordance with ASTM E814 or UL 1479. Design specific review and approval for each penetrating item prior to these inspec	cation cu				

3)	Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including bellet/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)	Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.					
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.					
D	ept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 10/25/2016					
N	ote: Ok to Issue: 🗹					
	onditions:					
	All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).					
2)	All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings.					
3)	A sprinkler system shall be installed in accordance with NFPA 13D. A no fee one- or two-family City of Portland fire sprinkler permit is required.					
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 					
5)	 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. 					
6)	All construction shall comply with City Code, Chapter 10.					
D	ept: DRC Status: Approved Reviewer: Shukria Wiar/Phil DiPI Approval Date: 12/07/2016					
N	ote: Ok to Issue: 🗹					
Conditions:						
1)	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.					
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)	The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.					
4)	Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil listurbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Cechnical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned laily.					
5)	Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as sary due to field conditions.					
6)	Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.					
7)						
	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.					

- 9) 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.
- 10 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.
- 11 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.)