DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK							
	-	ORTLAND PERMIT					
This is to certify that		Located at					
MCANDREW PETER & LA JTS/Travis Berube	AURA MCANDREW	0 VALLEY AVE , Great Diamond Island					
PERMIT ID: 2013-01087	ISSUE DATE: 07/19/2	013 CBL: 083A R014001					
has permission to build two story, single family home with an enclosed sun porch (29' x 38' w/ minor extensions)							
provided that the person or p <mark>ersons, firm or corporation accepting this permit shall com</mark> ply 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 before this building or part the clsoed-in. 48 HOUR NOTICE							
/s/ Chris Pirone		/s/ Tammy Munson					

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

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY) or email: buildinginspections@portlandmaine.gov

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:

Footings/Setbacks Foundation/Backfill Close-in Plumbing/Framing Electrical - Residential Fire Inspection Certificate of Occupancy/Final

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	O Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-871	6	2013-01087	05/29/2013	083A R014001						
Pro	posed Use: Propo	Proposed Project Description:									
Sir		build two story, single family home with an enclosed sun porch (29 x 38' w/ minor extensions)									
	ept: Zoning Status: Approved w/Conditions Reviewe ote:	r:	Ann Machado	Approval Da	ate: 06/05/2013 Ok to Issue: 🗹						
Conditions:											
1)											
2)) 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 structure, it may be required to be located by a surveyor.										
3)	This permit is being approved on the basis of plans submitted. Any dev work.	iati	ions shall require a	a separate approval b	efore starting that						
D	ept: Building Status: Approved w/Conditions Reviewe	r:	Tammy Munson	Approval Da	ate: 06/26/2013						
	ote:		5		Ok to Issue:						
С	onditions:										
1)	Permit approved based upon information provided by the applicant or plans requires separate review and approval prior to work.	de	sign professional.	Any deviation from	the final approved						
2)	Hardwired photoelectric interconnected battery backup smoke alarms and on every level.	sha	all be installed in e	each bedroom, protec	ting the bedrooms,						
3)	Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.										
4)	The design load spec sheets for any engineered beam(s) / Trusses mus	st b	e submitted to this	office.							
5)	There must be a 2" clearance maintained between the chimney and an level.	y co	ombustible materia	al, with draft stoppin	ig per code at each						
6)) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.										
7)	7) Carbon Monoxide (CO) alarms 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.										
D	ept: Fire Status: Approved w/Conditions Reviewe	r:	Chris Pirone	Approval Da	ate: 06/12/2013						
	ote:				Ok to Issue:						
C	onditions:										
1)	A copy of the State Sprinkler permit with RMS date and signature shall	be	provided prior to a	scheduling of the fin	al inspection.						
2)	 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: Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces 										
3)	A sprinkler system shall be installed in accordance with NFPA 13D. A required.	no	fee One- or Two-	family CITY Fire Sp	orinkler Permit is						

4) 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.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date:	07/18/2013
Note:			Ok te	o Issue: 🗹

Conditions:

- 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.
- 2) 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.
- 3) 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.
- 4) 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.)
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) 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.
- 8) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 10 The applicant must submit, prior to construction, written consent from the Diamond Island Association, for tree cutting, in compliance with the conditions and limitations listed in the deed as outlined and recorded in the Cumberland County Registry of Deeds, Book 500 Page 158. 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.
- 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.
- 12 Underground electrical utilities will be installed from the existing CMP pole to the structure, and shall be located in the Valley Avenue right-of-way, within the same trench for the water line, meeting building code requirements for both depth and separation, as shown on the approved site plan. Overhead utilities will not be installed.
- 13 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.
- 14 The applicant shall preserve a minimum of 30% of the existing trees 10 inches DBH or greater within the required setback area in compliance with Section 14-526(b)2a of the City's Land Use Code.
- 15 Trees within the Valley Avenue right-of-way (no more than 6 as identified during the site walk of July 17, 2013, with the applicant's contractor) are approved to be removed in order to gain access to the site for both utilities and vehicles. It is expected that tree removal within the Valley Avenue right-of-way will be minimized to the greatest extent possible, and only those necessary for the driveway installation, will be removed.