

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FARNHAM DAVID B & SUZANNE H FARNHAM JTS

Located at

0 VALLEY AVE (Diamond Island)

PERMIT ID: 2016-02734

ISSUE DATE: 03/10/2017

CBL: 083A S006001

has permission to **Construct two-story 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 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.
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/s/ Michael White

/s/ Greg Gilbert

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

Use Group:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

Fire Department

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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical - Residential

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		Permit No: 2016-02734	Date Applied For: 10/19/2016	CBL: 083A S006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single-Family Home		Proposed Project Description: Construct two-story single-family home		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/01/2017
Note: IR-2 zone Flood Zone C, Panel 9 Lots depicted on plan recorded 8/1/1885				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 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. 				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 03/10/2017
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes). 2) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade). R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403. Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment. 4) 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. 5) 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. 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. 				

- 8) Trees within the Valley Avenue right-of-way 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 10) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 11) 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.
- 12) 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.
- 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 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 and limitations set forth in the deed, as they relate to this lot shall be followed.