

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

LUEDKE JAMES M & KATHERINE E LUEDKE JTS

Located at

0 CRESCENT AVE (Great Diamond Island)

PERMIT ID: 2016-00631

ISSUE DATE: 08/18/2016

CBL: 083B G006001

has permission to **For the construction of a new, two-story single-family home (3,437 SF), attached two-story shed, attached two-story garage (1,400 SF), and wood deck/stairs (approx. 377 sf).**

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 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/ Bill Childs

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

**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 are 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 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.**

REQUIRED INSPECTIONS:

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

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: 2016-00631	Date Applied For: 03/18/2016	CBL: 083B G006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single-Family Home		Proposed Project Description: For the construction of a new, two-story single-family home (3,437 SF), attached two-story shed, attached two-story garage (1,400 SF) and wood deck/stairs (approx. 377 sf).		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 08/18/2016
Note: IR-2 zone, SZ and coastal bluff SZ setback min 75' from coastal bluff, proposed is 99' scaled - OK Clearing beyond 75' but within 250' limited to 40% volume and no more than 25% of lot area. Proposed volume removal 40% - OK. Gave approval to remove three additional scotch pines provided they are replaced with a total of six 2-inch caliper trees. Proposed cleared area 5,916 sf/19.7% of lot area - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
4) The trees and shrubs to be planted in the shoreland zone shall be monitored and replaced as necessary to achieve a minimum survival rate of 80% for three years after planting. For three years after planting, the applicant shall annually report to the department the survival rate and any replacement plantings that are proposed.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Bill Childs	Approval Date: 08/17/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) All construction shall comply with City Code Chapter 10. A sprinkler system shall be installed. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.				
3) 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.				
4) All construction shall comply with the Maine Uniform Building and Energy Code (MUBEC) and the adopted chapters of IRC 2009 & IECC 2009				
5) The design load specification sheets and bracing/ bearing requirements for any pre-engineered beam(s) / Trusses must be electronically submitted to this office before close in inspection .				
6) Any cable style guardrail system spacing shall be installed at 3-1/2" o.c or less. and tensioned per manufacturer specifications and IRC 2009 table R301.5 The manufacturer's specifications must be electronically submitted to this office before final inspection				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 04/26/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All smoke detectors shall be photoelectric.				
2) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
3) Shall comply with NFPA 13D systems.				

PERMIT ID: 2016-00631

Located at: 0 CRESCENT AVE (Great

CBL: 083B G006001

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 07/20/2016

Note: **Ok to Issue:**

Conditions:

- 1) 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.
- 2) The site shall be graded around the foundation, in a manner that directs surface drainage away from the foundation.
- 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) may be 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) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 8) 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 maintained daily.
- 9) 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.
- 10) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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.