DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

FARRELL AMY P

Located at

204 West Shore Dr (GDI)

PERMIT ID: 2017-01580 ISSU

ISSUE DATE: 12/11/2017

CBL: 083E A017001

has permission to **Construction of new single family.**

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/ Jason Grant

/s/ Brian Stephens

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

Building Inspections

Fire Department

Use Group: R Type: Single Family Dwelling Unit Sprinkled: NFPA 13D ENTIRE MUBEC/IRC-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:

Final - DRC Site VISIT Footings Foundation/Rebar Foundation/Backfill Certificate of Occupancy/Final Inspection Close-in Plumbing/Framing Electrical Close-in Final - Electric Final - Electric Final - Fire Septic Scarification Septic Prior to Covering System 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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-871			Permit No:	Date Applied For:	CBL:	
		3716	2017-01580	10/06/2017	083E A017001	
		Proposed Project Description:				
Single family home		Construction of new single family.				
De	pt: Zoning Status: Approved w/Conditions Review	wer:	Ann Machado	Approval I	Date: 12/11/2017	
No	te: IR-1 Zone				Ok to Issue:	
	Shoreland Zone					
	- proposed structure is beyond the 75' setback - Citing edge of wa					
-clearing of vegetation 75' to 250' see Farrell Tree Inventories - to Diagram - OK			Star & cleared areas & the free Survey			
	-any cleared openings more than 25% of shoreland zone area? Se	ee the	tree inventory & t	ree survey - OK		
	-15.6% of the basal area being cleared - 40% OK is					
	Flood Zone - The principal strucutre is located in the C zone just proposed landscaped stone landing/step deck is located partially					
	according to the site plan. Under section 14-450.5 a deck does no					
	therefore an elevation certificate is not required since the building					
	according to the site plan. The Flood Hazard Development Appli	catior	and the Flood Ha	azard Devlopment		
~	Permit for Minor Construction have bee submitted.					
	nditions:					
	With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.					
	This permit is being approved on the basis of plans submitted. Any d work.	eviati	ons shall require a	a separate approval	before starting that	
De	pt: Building Inspecti Status: Approved w/Conditions Revie	wer:	Brian Stephens	Approval I	Date: 11/30/2017	
No			r		Ok to Issue:	
	nditions:					
	This permit is approved based upon information provided by the appl	icant o	or design professi	onal. Any deviation	from the final	
	approved plans requires separate review and approval prior to work.					
	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.					
	Where supported by attachment to an exterior wall, decks shall be possible both vertical and lateral loads as applicable. Such attachment shall no withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for de	t be a				
	Deck lateral load connection shall be allowed with hold-down tension each device having an allowable stress design capacity of not less that			t less than two locat	ions per deck, with	
	Where positive connection to the primary building structure cannot be	e verif	ied during inspec	tion, decks shall be	self- supporting.	
4)	Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)					
	This permit is issued based on the plans submitted. Variations in actual for handrails and guards.	al cons	struction that effect	ct grades may chang	e the requirements	
6)	If there are 4 or more risers, a graspable handrail is required on one si	ide of	stairs with ends re	eturned. The top rail	6 1 1	

7)	barate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including let/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for proval as a part of this process.					
8)	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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection.					
	Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms.					
9)	The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.					
10	Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4					
11	Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the oom, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.					
12	Septic field and extension inspection for bottom preparation/scarification to verify removal of vegetation, established transitional horizon and erosion and sedimentation control measures.					
D	ept: FireStatus: Approved w/ConditionsReviewer: Jason GrantApproval Date:11/30/2017					
	Ok to Issue: ✓					
	onditions: City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment					
1)	 building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations 1.Inside all sleeping rooms. 2.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces. In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit. 					
2)	City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. 1.Outside each separate sleeping area, in the immediate vicinity of the sleeping areas 2.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.					
3)	This review has determined that your project requires fire sprinkler system. A separate City of Portland One and Two-Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation. Sprinkler system installation shall comply with 2016 NFPA 13D.					
4)	All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 24 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).					
D	ept: DRCStatus: Approved w/ConditionsReviewer: Philip DiPierroApproval Date:11/30/2017					
	ote: Ok to Issue: 🗹					
	onditions: The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.					
2)	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.					

- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) A street opening permit(s) may be required for your site. Please contact Public Works ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 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 applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 13 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.