

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SOSNIK DOUGLAS B & MARIA F JORGE JTS

Located at

25 PLEASANT COVE LN (Great Diamond Is)

PERMIT ID: 2016-01485

ISSUE DATE: 08/25/2016

CBL: 083E A026001

has permission to **New single-family home with attached decks and detached garage** 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/ Michael White

/s/ Jonathan Rioux

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

IRC, 2009 (MUBEC)

Type: 5B

Fire Department

PERMIT ID: 2016-01485

Located at: 25 PLEASANT COVE LN (Great

CBL: 083E A026001

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
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: 2016-01485	Date Applied For: 06/03/2016	CBL: 083E A026001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single Family Home	Proposed Project Description: New single-family home with attached decks and detached garage			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 08/08/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: IR-1 zone, SZ All setback measurements scaled No clearing within 75' of HAT Between 75'-250' of HAT: - Total cleared opening including existing areas 16,808 sf = 23.8% of the lot < 25% - OK - Total volume removal within the last 10 years (including proposed removals = 38.8% < 40% - OK				
Conditions:				
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: Jonathan Rioux Approval Date: 08/24/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
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) A code compliant emergency escape shall be provided in each newly created bedroom(s). Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2				
R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.				
3) Safety Glazing for hazardous location shall comply with § R308.4 of the IRC, 2009 (MUBEC).				
4) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; the Design Professional agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).				
5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both the electrical service (plug-in or hardwired) in the building and battery.				
Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.				

6) R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.

R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.

- 7) R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.
- 8) Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches. Glazing in enclosures is required for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 06/14/2016

Note:

Ok to Issue:

Conditions:

- 1) 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.
- 2) All construction shall comply with City Code, Chapter 10.
- 3) 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).
- 4) All smoke alarms shall be photoelectric.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Shukria Wiar **Approval Date:** 07/20/2016

Note: Approved based on the revised site plan

Ok to Issue:

Conditions:

- 1) 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.
- 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 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.
- 4) 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.

- 5) A street opening permit(s) may required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 9) 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.
- 10) 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.
- 11) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 12) 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.
- 13) 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.