DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

BUILDING PERM

ITY OF PORTLAN





This is to certify that

BEAULIEU LORI A /TBD

PERMIT ID: 2014-00778

Located at

16 EAST SIDE DR, Great Diamond Island

ISSUE DATE: 07/16/2014

CBL: 083F A061001

has permission to Build a new single family home - two stories - 91' x 54' footprint

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 clsoed-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.

Fire Department

/s/ Craig Messinger

/s/ Laurie Leader

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 InspectionsUse Group: R-3Type: 5Single family homeENTIREMUBEC/IRC 2009ENTIRE

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 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:

Setbacks and Footings Prior to Pouring Foundation/Rebar Foundation/Backfill Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in Electrical - Residential Final Inspection Fire Inspection Certificate of Occupancy/Final Final - DRC

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 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 8	374-8716	2014-00778	04/17/2014	083F A061001							
Proposed Use:	Proposed	Project Description:		•							
New Single Family	_	Build a new single family home - two stories - 91' x 54' footprint									
	leviewer:	Ann Machado	Approval Da								
Note:				Ok to Issue:							
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.											
3) This permit is being issued with the condition that the bridge that had been proposed off the porch is not being built. The owner will apply for an amendment in the future if stairs are built to provide access to the ground.											
Dept: Building Status: Approved w/Conditions R	keviewer:	Laurie Leader	Approval Da	te: 06/25/2014							
Note:				Ok to Issue:							
Conditions:											
 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. 											
 Prior to covering the walls, there must be a structural inspection performed by designing structural engineer and a wrtten statement issued to this office stating that the construction is in compliance with the approved plans. 											
 Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 											
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.											
4) Egress size windows are required (1) in each bedroom per IRC Sec. R310											
5) 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. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.											
Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.											
Where positive connection to the primary building structure can	not be veri	fied during inspec	tion, decks shall be s	elf- supporting.							
.6) There must be a 2" clearance maintained between the chimney a level.	nd any con	abustible material,	, with draft stopping	per code at each							
) 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.											
) The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required.											
) 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.											

10	10 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.										
D	ept: Fire Status: Approved w/Conditions	Reviewer:	Craig Messinger	Approval Date:	05/20/	2014					
N	ote:			Ok t	o Issue:	\checkmark					
С	onditions:										
1)	Shall comply with NFPA 13D, Automatic Sprinkler System	ns.									
2)	Will require sprinkler permit from State Fire Marshal.										
3)	All construction shall comply with City Code Chapter 10.										
D	ept: DRC Status: Approved w/Conditions	Reviewer:	Philip DiPierro	Approval Date:	07/16/	2014					
	ote:			Ok t	o Issue:	\checkmark					
	onditions:										
 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 reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.										
3)	All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.										
4)) 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.										
5)	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)	6) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).										
7)	7) 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.										
8)	Two (2) City of Portland approved species and size trees m Occupancy.	ust be planted	on your street frontage	e prior to issuance of a	Certifica	te of					
9)		nits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place , or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to shall be followed.									
10	The site shall be developed and maintained as depicted in the written conditions of approval. The modification of the app plan approval shall require the prior approval of a revised s	proved site plan	or alteration of a parc								
11	The applicant shall have a licensed surveyor install, prior to mounumentation/pins identifying property corners.	the issuance of	f any Certificate of O	ccupancy, permanent							