

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

JEAN & JOHN GULLIVER/Keiser Homes/Hallmark Homes

Located at

48 Pleasant Ave PI (293 Island Ave)

PERMIT ID: 2013-00809

ISSUE DATE: 06/07/2013

CBL: 087 K002001

has permission to **Construct New two story, Single Family - 14.5' x 22.5' & 31' x14.5' (775.75 sf) with two deck/porches (485 sf) & outside shower**

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 closoed-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/ Chris Pirone

/s/ Jon 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

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
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: 2013-00809	Date Applied For: 04/23/2013	CBL: 087 K002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Single Family	Proposed Project Description: Construct New two story, Single Family - 14.5' x 22.5' & 31' x 14.5' (775.75 sf) with two deck/porches (485 sf) & outside shower			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/03/2013				
Note: Public Services has assigned 293 Island Ave as the new address. The new CBL will be 087-K-029. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Status: Approved w/Conditions Reviewer: Jon Rioux Approval Date: 06/07/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) As discussed with the Contractor- Ventilation/Access shall comply with Section R408.1 & R408.3 for the crawl space.				
2) A certificate of third party inspection, stamped plans, and a photo of the sticker stating third party inspection placed in the structure must be submitted to this office prior to issuance of the Certificate of Occupancy.				
3) Separate permits are required for any new 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 05/17/2013				
Note: Ok to Issue: <input type="checkbox"/>				
Conditions:				
1) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations: (1) All sleeping rooms (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms (3) On each level of the dwelling unit, including basements.				
2) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.				
3) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.				
4) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations: (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces				
Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 06/07/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) 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.				

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- 2) 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.
- 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 sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) 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.
- 6) 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.)
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
- 9) 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.
- 10) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 11) 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.