### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**UILDING PERM** 

**FY OF PORTLAN** 





#### This is to certify that

SOUTH SIDE LLC

#### Located at

87 CHURCH RD (Cliff Island)

PERMIT ID: 2016-01948 ISSUE DATE: 10/11/2016 CBL: 109B F023001

has permission to For the construction of a new single-family home (930 SF) with detached garage (240 SF) and a storage shed (240 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.

Fire Department

/s/ Michael White

/s/ Greg Gilbert

**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:Type:Single Family ResidenceENTIREMUBEC / IRC 2009

**PERMIT ID:** 2016-01948

## 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 W Order" and subsequent release to continue.

## **REQUIRED INSPECTIONS:**

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

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) 874	4-8716	2016-01948	07/25/2016	109B F023001					
Proposed Use:	Proposed Project Description:								
Same: New Single-Family Home	For the	construction of a r	new single-family ho and a storage shed (2						
Dept: Zoning Status: Approved w/Conditions Re	viewer•	Christina Stacey	Approval Da	te: 08/09/2016					
Note: IR-1 zone, SZ Vegetation restoration plan approved via e-mail 4/2016, plant				Ok to Issue:					
<ul> <li>Detached garage: Front yard 30' min, proposed 30' - OK Rear yard 75' min from HAT, proposed &gt;160' - OK Side yard 20' min, proposed 22' from closest (left) PL - OK Max height 18', proposed 12' from grade to peak - OK</li> <li>Detached shed: Front yard 30' min, proposed 36' scaled - OK Rear yard 75' min from HAT, proposed &gt;175' - OK Side yard 20' min, proposed 20' from closest (right) PL - OK Max height 18', proposed 12' from grade to peak - OK</li> <li>Conditions:</li> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting work.</li> <li>2) The 30-foot by 40-foot area that was the subject of the restoration plan shall not be maintained as a mowed area and shall be allowed to regrow into a natural forested area. The other lawn areas within 75 feet of Highest Annual Tide (HAT) may be</li> </ul>									
maintained as open field by annual mowing only. The trees and shrubs that were planted in the shoreland zone as part of the restoration plan shall be monitored and replaced as necessary to achieve a minimum survival rate of 80% for three years after planting.									
3) Separate permits shall be required for future decks, sheds, pools, a	nd/or ga	ages.							
4) This property shall remain a single family dwelling. Any change of approval.	of use sha	ll require a separa	te permit application	for review and					
5) Structures in the shoreland zone must be set back at least 75 feet f clearly identified prior to pouring concrete and compliance with th require the HAT to be identified on the ground by a surveyor.									
Dept: Building Inspecti Status: Approved w/Conditions Rev	viewer:	Greg Gilbert	Approval Da	te: 10/07/2016					
Note:				Ok to Issue: 🗹					
Conditions:									
<ul> <li>All construction shall comply with City Code Chapter 10.</li> <li>A sprinkler system shall be installed.</li> <li>A separate no fee One- or Two-family Fire Sprinkler Permit is required.</li> <li>All smoke detectors and smoke alarms shall be photoelectric.</li> <li>Hardwired Carbon Monoxide alarms with battery backup are required on each floor.</li> <li>Sprinkler requirements</li> <li>The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.</li> <li>All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.</li> <li>Application requires State Fire Marshal approval.</li> <li>Install an NFPA 13D automatic sprinkler system.</li> </ul>									

- 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) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

4) 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.

A field inspection will verify your current egress/ emergency escape, Smoke and Carbon Monoxide alarm arrangement and the City's minimal code requirements.

- 5) R502.3.3 Floor cantilevers. Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only. Floor cantilevers supporting an exterior balcony are permitted to be constructed in accordance with Table R502.3.3(2).
- 6) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

7) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

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.

R502.2.2.1 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot 40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure preservative-treated Southern Pine, incised pressure-preservative- treated Hem-Fir or approved decay- resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/2-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.

R502.2.2.1.1 Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.

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.

D	ept:	Fire		Status:	Approved w/Conditions	<b>Reviewer:</b>	Michael White	<b>Approval Date:</b>	08/10/2016		
N	ote:							Ok t	o 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)	This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.										
5)	<ul> <li>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:         <ul> <li>(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms</li> <li>(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces</li> </ul> </li> </ul>										
6)	<ul> <li>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:         <ol> <li>(1) All sleeping rooms</li> <li>(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms</li> <li>(3) On each level of the dwelling unit, including basements.</li> </ol> </li> </ul>										
7)	All	smoke ala	rms sha	ll be phot	oelectric.						
8)	All	construction	on shall	comply v	with 2009 NFPA 101, Cha	pter 24, One & T	wo Family Dwelling	<b>S.</b>			
D	ept:	DRC		Status:	Approved w/Conditions	<b>Reviewer:</b>	Philip DiPierro	Approval Date:	08/29/2016		
N	Note: Ok to Issue: 🗹										
Conditions:											
1)		damage to ificate of o			street, or public utilities sh	all be repaired to	City of Portland star	ndards prior to issuance	of a		

- 2) 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.
- 3) 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.
- 4) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 5) 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.
- 6) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 8) 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.
- 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 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.
- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.