

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**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.

*/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 Inspections***

**Use Group:**

Single Family Residence

ENTIRE

MUBEC / IRC 2009

**Type:**

***Fire Department***

**PERMIT ID:** 2016-01948

**Located at:** 87 CHURCH RD (Cliff Island)

**CBL:** 109B F023001

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

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01948	<b>Date Applied For:</b> 07/25/2016	<b>CBL:</b> 109B F023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: New Single-Family Home		<b>Proposed Project Description:</b> For the construction of a new single-family home (930 SF) with detached garage (240 SF) and a storage shed (240 SF).		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 08/09/2016
<b>Note:</b> IR-1 zone, SZ Vegetation restoration plan approved via e-mail 4/2016, plantings completed 5/2016		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>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</p> <p>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</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that 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 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.</li> <li>3) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>5) Structures in the shoreland zone must be set back at least 75 feet from the Highest Annual Tide (HAT) line. The HAT line must be clearly identified prior to pouring concrete and compliance with the required setback must be established. The inspector may require the HAT to be identified on the ground by a surveyor.</li> </ol>				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 10/07/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) All construction shall comply with City Code Chapter 10.  A sprinkler system shall be installed.  A separate no fee One- or Two-family Fire Sprinkler Permit is required.  All smoke detectors and smoke alarms shall be photoelectric.  Hardwired Carbon Monoxide alarms with battery backup are required on each floor.  Sprinkler requirements  The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.  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.  Application requires State Fire Marshal approval.  Install an NFPA 13D automatic sprinkler system.</li> </ol>				

- 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.
- R311.7.1 Width. 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.



- 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 maintained 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.
- 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) 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.