

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

THREE PALMS DESIGN BUILD LLC

**Located at**

0 HOUSE ISLAND

**PERMIT ID:** 2015-00775

**ISSUE DATE:** 05/19/2015

**CBL:** 110 A001001

has permission to **Construction of a garage with battery cell storage feeding underground power to existing island buildings with caretakers dwelling above - solar panels on roof** 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 cloed-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/ David Petruccelli*

*/s/ Jeanie Bourke*

**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 #4 dwelling unit

***Building Inspections***

**Use Group:** R

**Type:**

Single Family Dwelling

ENTIRE

MUBEC/IRC 2009

***Fire Department***

**PERMIT ID:** 2015-00775

**Located at:** 0 HOUSE ISLAND

**CBL:** 110 A001001

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 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

Close-in Plumbing/Framing

Electrical - Residential

Certificate of Occupancy/Final

Final - Fire

Final - Electric

Final - DRC

Final - HP

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><br>2015-00775   | <b>Date Applied For:</b><br>04/13/2015 | <b>CBL:</b><br>110 A001001                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |                                      |   |  |   |
| <b>Proposed Use:</b><br>New Garage with Single Family Dwelling   |                                      | <b>Proposed Project Description:</b><br>Construction of a garage with battery cell storage feeding underground power to existing island buildings with caretakers dwelling above - solar panels on roof |  |   |
| <b>Dept:</b> Historic  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Deborah Andrews  | <b>Approval Date:</b> 05/09/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>   |                                      |   |  |   |
| <b>Conditions:</b>   |                                      |   |  |   |
| 1) HP Board approved project on February 4, 2015. Final construction to meet all conditions of approval previously stipulated by HP Board in its decision letter dated 2/9/2015.   |                                      |   |  |   |
| <b>Dept:</b> Zoning  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado  | <b>Approval Date:</b> 05/07/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>   |                                      |   |  |   |
| <b>Conditions:</b>   |                                      |   |  |   |
| 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.  |                                      |   |  |   |
| <b>Dept:</b> Building Inspecti   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Jeanie Bourke  | <b>Approval Date:</b> 05/19/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>   |                                      |   |  |   |
| <b>Conditions:</b>   |                                      |   |  |   |
| 1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.  |                                      |   |  |   |
| 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.  |                                      |   |  |   |
| 3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.   |                                      |   |  |   |
| 4) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE PLANS AND DETAILS FOR THE SCOPE OF THE BATTERY CELL STORAGE.. |                                      |   |  |   |
| 5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.   |                                      |   |  |   |
| 6) 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.   |                                      |   |  |   |
| <b>Dept:</b> Fire  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> David Petrucci   | <b>Approval Date:</b> 05/06/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>   |                                      |   |  |   |
| <b>Conditions:</b>   |                                      |   |  |   |
| 1) Construction or installation shall comply with City Code Chapter 10.  |                                      |   |  |   |
| 2) 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.   |                                      |   |  |   |

- 3) 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
- 4) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 6) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 7) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.
- 8) Any cutting and welding done will require a Hot Work Permit from Fire Department.

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 05/18/2015

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) 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.
- 2) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 3) 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.
- 4) 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.
- 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) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.