## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

TRACHSEL LLC

Located at

84 IRVING ST

**PERMIT ID:** 2016-02072

**ISSUE DATE:** 12/16/2016

**CBL:** 137 A001001

has permission to Construct a new, two-family home (2 story) with attached 2-story garage/living

space

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

Two-family

**PERMIT ID:** 2016-02072

**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

Located at: 84 IRVING ST CBL: 137 A001001

## 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
Site VISIT
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Commercial
Certificate of Occupancy/Final

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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2016-02072

Date Applied For: 08/05/2016

CBL:

137 A001001

Proposed Use:

Two-family dwelling

**Proposed Project Description:** 

Construct a new, two-family home (2 story) with attached 2-story garage/living space

**Dept:** Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 11/02/2016

Note: R-5 zone

Was two-family destroyed by fire & demolished 2/25/14, legal nonconforming use was extended by letter of

J. Levine until 1/21/17

Reconstruct in the same footprint as demolished house with reduction of 1' in the garage length so that portion of bldg meets setbacks.

Parking - appeared to have 1-bay garage and 1 driveway space (off Sawyer St) prior to demo. This will remain the same.

### **Conditions:**

- 1) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Greg Gilbert **Approval Date:** 12/16/2016 **Note:** Ok to Issue: ✓

### **Conditions:**

- 1) All construction shall comply with City Code Chapter 10.
  - All smoke detectors and smoke alarms shall be photoelectric.
  - Hardwired Carbon Monoxide alarms with battery backup are required on each floor.
  - A sprinkler system is recommended but not required based on the following:
  - Plans indicate the repairs will not exceed \_50\_% of the total completed structure.
- 2) A code compliant emergency escape shall be provided in each newly created bedroom(s). Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2
- 3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent.
  - 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.
  - R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

 Dept:
 Fire
 Status:
 Approved w/Conditions
 Reviewer:
 Michael White
 Approval Date:
 08/31/2016

 Note:
 Ok to Issue:
 ✓

**Conditions:** 

**PERMIT ID:** 2016-02072 **Located at:** 84 IRVING ST **CBL:** 137 A001001

- 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) 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) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings.
- 5) 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.
- 6) 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
- 7) PENDING APPROVAL- This plan has been reviewed and complies with NFPA 101. DELETE THIS CONDITION ONE PLAN HAS BEEN APPROVED AND CHECK "OK TO ISSUE PERMIT."
- 8) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 11/03/2016

 Note:
 Ok to Issue:
 ✓

### **Conditions:**

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 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 reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9) 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.
- 10 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mountumentation/pins identifying property corners.
- 11 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.

12 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.