

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SILVER BEACH LLC & ELIZABETH D BROWN/Martins
Country Homes

Located at

83 WELLWOOD RD

PERMIT ID: 2014-01059

ISSUE DATE: 07/11/2014

CBL: 149 G038001

has permission to **Build New Modular Single Family Home with accessory dwelling (Two Family) with 4 bedrooms and 3.5 Bath with attached conventional stick built garage**

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 clsoed-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/ Craig Messinger

/s/ Laurie Leader

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

Use Group: R-3 **Type:** 5

Classification:

Two family modular home+
ENTIRE

One or Two Family Dwellings
ENTIRE

MUBEC/IRC 2009/Modular

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 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
Foundation/Rebar
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Final - DRC
Final - Fire

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: 2014-01059	Date Applied For: 05/16/2014	CBL: 149 G038001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Modular Home with Accessory Dwelling Unit (Two Family) with attached conventional stick built garage		Proposed Project Description: Build New Modular Single Family Home with accessory dwelling (Two Family) with 4 bedrooms and 3.5 Bath with attached conventional stick built garage		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/30/2014</p> <p>Note: The Zoning Board of Appeals granted a Conditional Use appeal for the accessory dwelling unit on June 5, 2014. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval. 				
<p>Dept: Building Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 06/27/2014</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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. 2) 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. 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC or R317.3.1.2 of the IRC. 5) A certificate of third party inspection, stamped plans, and a photo of the HUD sticker that is placed in the structure must be submitted to this office prior to issuance of the Certificate of Occupancy. 6) Separate permits are required for any 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. 7) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p>				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 05/30/2014</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations: <ol style="list-style-type: none"> (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. New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup. 2) All smoke detectors shall be photoelectric. 				

