#### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

TRIVELLIN ANNA M

Located at

282 HARVARD ST (284)

**PERMIT ID:** 2014-02742

**ISSUE DATE:** 02/23/2015

**CBL:** 153 B008001

has permission to Build new 2 story single family home (w/o garage) with a front porch and rear

deck.

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/ David Petruccelli

/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

Single family

**Building Inspections** 

Type:

Fire Department

Classification:

One or Two Family Dwellings

**ENTIRE** 

MUBEC/IRC2009

**Use Group:** 

Single family

**ENTIRE** 

## 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/Backfill Close-in Plumbing/Framing Electrical - Residential Certificate of Occupancy/Final

Final - Electric

Final - Fire

Final - DRC

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.

l-8716	Permit No: 2014-02742	Date Applied For: 11/21/2014	CBL: 153 B008001
Build ne	w 2 story single	family home (w/o g	arage) with a front
			Ok to Issue: 🔽
	-		_
iewer:	Laurie Leader	Approval D	Oate: 02/20/2015 Ok to Issue: ✓
pplicant (	or design professi	onal. Any deviation	from the final
positivel			
		t less than two locat	ions per deck, with
t be verif	ied during inspec	tion, decks shall be	self- supporting.
ectors sha	all be installed in	all bedrooms, protec	cting the bedrooms,
ng is feas	ible; or at the ver	y least battery opera	ited smoke
in or givi battery.	ng access to bedr	ooms. That detectio	n must be powered
			Ok to Issue: 🔽
Pi y f di pk Fi ( ith t e) ith di k	porch and be verificated by the verification devices that the verification of the veri	Proposed Project Description: Build new 2 story single porch and rear deck.  iewer: Ann Machado  deviations shall require a separative shall require a separative separative.  In the proposed Project Description: Build new 2 story single porch and rear deck.  iewer: Ann Machado  deviations shall require a separative separative separate separative separate separa	Proposed Project Description: Build new 2 story single family home (w/o g porch and rear deck.  Approval D  deviations shall require a separate approval to generate the shall require a separate permit application and the shall be accomplished by the use of toenails or details.  So devices installed in not less than two locates than 1500 pounds.  The verified during inspection, decks shall be complianted to the shall be installed in all bedrooms, protect g is feasible; or at the very least battery operates. Separate plans may need to be submitted for maches, http://www.energycodes.gov/softwa/MEP systems. This documentation is required in or giving access to bedrooms. That detection

PERMIT ID: 2014-02742 Located at: 282 HARVARD ST (284) CBL: 153 B008001

- 2) 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
- 3) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 4) 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.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 01/16/2015

 Note:
 Ok to Issue:
 ✓

#### **Conditions:**

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 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) 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) 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.
- 6) 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.
- 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.
- 8) 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.)
- 9) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 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.
- 11 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.
- 12 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.