City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:		
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		6 2013-00558	03/22/2013	181 A003001		
Location of Construction:	Owner Name:	Owner Address:		Phone:		
56 WESTMINSTER AVE	GROUP MAIN STREAM INC (An	205 LUDLOW ST		(207) 523-5170		
Business Name:	Contractor Name:	Contractor Address: Phor		Phone		
	WRIGHT RYAN CONSTRUCTIO	10 DANFORTH S	TREET Portland	(207) 773-3625		
Lessee/Buyer's Name	Phone: Permit Type:					
		New Single Famil	у			
Proposed Use: Proposed Project Description:						
Handicapped Family Unit	build footp	• • • •	Handicapped family	Unit - 2196 sf		
Dept: Zoning Status: Note:	Approved w/Conditions Reviewe	r: Ann Machado	Approval Da	te: 04/16/2013 Ok to Issue: ✓		
This permit is being approved owork.	on the basis of plans submitted. Any dev	iations shall require a	a separate approval be	efore starting that		
2) This property shall remain a single handicap family dwelling unit. Any change of use shall require a separate permit application						

- 2) This property shall remain a single handicap family dwelling unit. Any change of use shall require a separate permit application for review and approval.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.

 Dept:
 Building
 Status:
 Approved w/Conditions
 Reviewer:
 Jeanie Bourke
 Approval Date:
 05/07/2013

 Note:
 Ok to Issue:
 ✓

- 1) Separate permits for review and approval are required for projects on the adjacent lot, 50 Westminster including:
 - 1. The demolition of the garage
 - 2. The construction of the ramp and associated steps and landings
 - 3. The installation of the shed
- 2) 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.
- 3) Permit 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.

 Dept:
 Fire
 Status:
 Approved w/Conditions
 Reviewer:
 Ben Wallace Jr
 Approval Date:
 05/09/2013

 Note:
 Ok to Issue:
 ✓

- 1) 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 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
- 2) Construction and operation of the facility shall comply with City Code Chapter 10.
- Approved NFPA occupancy is new Residential Board and Care (Small Facility). Facility shall not provide accomidations for more than three residents that are incapable of self-preservation.
 See NFPA 101:32.1.3 101:3.3.82.2
- 4) A manual fire alarm system is required. The fire alarm shall transmit to remote or central station.

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Lessee/Buyer's Name	Phone:	Permit Type:	
		New Single Family	

- 5) 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 levels, including basements but excluding crawl spaces and unfinished attics;
 - (2) All normally occupied areas, other than bathrooms, toilet compartments, kitchens, closets, halls, storage or utility spaces, and similar areas; and
 - (3) Each sleeping room.

See NFPA 101:32.2.3.4.3.

- 6) An automatic sprinkler system is required. Installation shall be in accordance with the City of Portland Fire Department Regulations and NFPA 13R as published. A copy of the State Sprinkler permit with RMS date and signature and the Contractor's Material and Test Certificate for Aboveground Piping (NFPA 13 figure 24.1) shall be provided prior to scheduling of the final inspection.
- 7) A separate Water-Based Fire Suppression System Permit is required from the City. This review does not include approval of system design or installation.
- 8) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 9) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 10 A Knox Box is required.
- 11 A copy of the approved and stamped plans shall remain on site for inspection.
- 12 Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 13 A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 05/13/2013

 Note:
 Ok to Issue:
 ✓

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.)
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 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.

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10 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.