DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

SMITH ELIZABETH J & JENNIFER E HOOPES

JTS/William Tompson

PERMIT ID: 2013-01072

ISSUE DATE: 07/10/2013

Located at

63 Stroudwater Rd

CBL: 222 A011001

has permission to New Single Family

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/ Chris Pirone

/s/ Tammy Munson

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

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY)

or email: buildinginspections@portlandmaine.gov

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:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Fire Inspection
Certificate of Occupancy/Final
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.

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			2013-01072	05/28/2013	222 A011001	
Proposed Use: New Single Family		Proposed Project Description: New Single Family				
	ept: Zoning Status: Approved w/Conditions Reviework: The 21' x 16' concrete, storage building at the rear of the propert legally nonconfroming.		Ann Machado part of the original	Approval Da	ate: 06/07/2013 Ok to Issue: ✓	
Conditions:						
1)	1) Separate permits shall be required for future decks, sheds, pools, and/or garages.					
2)	2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.					
3)	3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.					
	ept: Building Status: Approved w/Conditions Revieute:	ewer:	Tammy Munson	Approval Da	te: 06/26/2013 Ok to Issue: ✓	
C	onditions:					
1)	 Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. 					
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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.					
3)	The design load spec sheets for any engineered beam(s) / Trusses m	ust be s	ubmitted to this o	ffice.		
4)	There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.					
5)	A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.					
6)	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.					
7)	Permit approved based upon information provided by the applicant plans requires separate review and approval prior to work.	or desig	gn professional. A	ny deviation from the	e final approved	
N	ote:	ewer:	Chris Pirone	Approval Da	te: 06/05/2013 Ok to Issue: □	
Conditions:						
	1) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.					
2)	A sprinkler system shall be installed in accordance with NFPA 13D required.	. A no	fee One- or Two-	family CITY Fire Sp	rinkler Permit is	
3)	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.					

- 4) 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

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Approval Date:
 07/10/2013

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) Prior to construction, details for retaining walls exceeding 4' in height shall be provided. These details shall be designed and stamped by a professional engineer. Separate permits may be required.
- 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.
- 3) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 4) 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.
- 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) 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.
- 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) 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.
- 10 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.
- 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 A street tree waiver is granted based on the existence of pine trees within 10' of the right-of-way. Excepting those in the area of the proposed driveway, these trees shall be preserved.
- 13 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.