DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

ROBINOV JACQUELINE B TRUSTEE

Located at

1655 WESTBROOK ST (1633 - Lot #2)

PERMIT ID: 2017-00669 **ISSUE DATE:** 06/29/2017 248 B006001 CBL:

has permission to Construction a 3,360 SF new single-family home, along with a 944 SF attached 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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Greg Gilbert /s/ Greg Gilbert

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

single family

Use Group: Type:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

PERMIT ID: 2017-00669 Located at: 1655 WESTBROOK ST (1633 -**CBL:** 248 B006001

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703

or email: buildinginspections@portlandmaine.gov

Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months.
- If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.

REQUIRED INSPECTIONS:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Pre-Construction Meeting

Electrical - Residential

Close-in Plumbing/Framing w/Fire & Draft Stopping

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: 2017-00669 **Located at:** 1655 WESTBROOK ST (1633 - **CBL:** 248 B006001

Permit No: Date Applied For: CBL: City of Portland, Maine - Building or Use Permit 2017-00669 05/08/2017 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 248 B006001

	Proposed Use:	Proposed Project Description:
		Construction a 3,360 SF new single-family home, along with a 944 SF attached garage.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 05/26/2017

Note: R-1 zone Ok to Issue:

Flood zone C, Panel 12

Qualifies as a 2-story house - the distance between the surface of the 2nd floor and the roof next above is 25',

exceeding the 18' limit to be considered a 1/2 story.

Conditions:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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 addition, it may be required to be located by a surveyor.
- 3) This property shall remain a single 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 06/22/2017 **Approval Date:** Ok to Issue: Note:

Conditions:

- 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) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code
- 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) All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

- 5) Ventilation of this space is required per ASRAE 62.2, 2007 edition. For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- 6) R311.3 There shall be a landing or floor on each side of each exterior door. The wisth of each landing shall not be less then the door served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Greg Gilbert 06/22/2017 **Approval Date:** Ok to Issue: Note: **Conditions:**

Located at: 1655 WESTBROOK ST (1633 -CBL: 248 B006001 **PERMIT ID:** 2017-00669

1) Smoke Alarms

City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations

- 1. Inside all sleeping rooms.
- 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
- 3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.

2) General Conditions

All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43

All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

3) Carbon Monoxide Detectors

City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.

- 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
- 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro/Rob W
 Approval Date:
 06/28/2017

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) 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.
- 2) 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.
- 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) As-built record information for sewer and stormwater service connections must be submitted to Public Services Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 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 limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 11 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners. In addition, a licensed surveyor shall lay out the corners of the building to ensure proper placement on the lot in accordance with all applicable setbacks and easements.

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- 12 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.
- 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.
- 14 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.
- 15 Development Review staff understands that the applicant is actually the Gerald S. Robinov Credit Shelter Trust, the entity with title to the lot, that is building and retaining ownership of the proposed single family home.

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