

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**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

**CBL:** 248 B006001

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*

**Fire Official**

*/s/ Greg Gilbert*

**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***

**Use Group:**

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00669	<b>Date Applied For:</b> 05/08/2017	<b>CBL:</b> 248 B006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> New Single Family Home	<b>Proposed Project Description:</b> Construction a 3,360 SF new single-family home, along with a 944 SF attached garage.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 05/26/2017 <b>Note:</b> R-1 zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 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.				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 06/22/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 06/22/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				

PERMIT ID: 2017-00669

Located at: 1655 WESTBROOK ST (1633 -

CBL: 248 B006001



- 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.