DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

DRAKE FRANCIS P

Located at

0 TAFT AVE

PERMIT ID: 2016-00600 ISSUE DATE: 06/21/2016 CBL: 272 G001001

has permission to For the construction of a new, 1,500 SF, single-family home (raised ranch-style) with an attached 1,380 SF 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 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/ Craig Messinger

/s/ Jonathan Rioux

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**

Fire Department

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/Rebar Foundation/Backfill Close-in Plumbing/Framing Electrical - Residential Fire Inspection Certificate of Occupancy/Final Final - DRC Site VISIT

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.

Cit	y of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:					
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874			2016-00600	03/15/2016	272 G001001					
Proposed Use:			Proposed Project Description:							
New Single-Family Home			For the construction of a new, 1,500 SF, single-family home (raised ranch-style) with an attached 1,380 SF garage.							
D	ept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	ate: 04/29/2016					
	Per §14-403(b) - lots 301 - 306 and lots 331 - 336 were owner submitted affidavit that this will be his personal residence.				Ok to Issue: 🗹					
С	onditions:									
1)	Separate permits shall be required for future decks, sheds, pools, a	nd/or ga	rages.							
2)	This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.									
3)	This permit is being approved on the basis of plans submitted. An work.	ıy deviati	ons shall require a	separate approval b	efore starting that					
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 06/20/2016 Note: Owner stated that the section label "Cellar" will have an egress window for emergency escape. Ok to Issue: Image: Conditions: Conditions: Image: Condition label (Conditions) Image: Condition label (Conditions) Image: Condition label (Conditions)										
	The design load spec sheets for any engineered beam(s) / Trusses									
2)	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.									
3)	Glass glazing required adjacent to stairways when exposed surface	e of the g	lass is less than 60) inches above the no	ose of the tread.					
	A code compliant emergency escape shall be provided in each bedroom(s). Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2									
	R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the inished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the inished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.									
4)	R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.									
5)	R311.5.1 Attachment. Exterior landings, decks, balconies, stairs as structure to resist both vertical and lateral forces or shall be design by use of toenails or nails subject to withdrawal.									
	R502.2.2.3 Deck lateral load connection. The lateral load connectivity with Figure R502.2.2.3. Hold-down tension devices shall be instal have an allowable stress design capacity of not less than 1500 pour	led in no								
6)	Roof Rafter framing and Connection shall comply with Section Ra	802.3 & 1	R802.3.1 of MUB	EC.						
7)	R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes roof slopes from two units vertical in 12 units horizontal (2:12) up underlayment application is required in accordance with Section R	to four u	inits vertical in 12							

8) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors

	ept: ote:	Fire	Status:	Approved w/Conditions	Reviewer:	Craig Messinger	Approval Date: Ok te	04/06/ • Issue:	/2016				
Conditions:													
1)	1) Shall comply with NFPA 13D sprinkler systems.												
2)	All	construction	shall comply v	with City Code Chapter 10.									
3)	Shal	ll comply wi	th NFPA 101,	Chapter 24, One and Tow fa	mily dwellings								
4)	Shal	ll meet the re	equirements of	2009 NFPA 1 Fire Code.									
D	ept:	DRC	Status:	Approved w/Conditions	Reviewer:	Philip DiPierro	Approval Date:	05/26/	/2016				
N	ote:						Ok to) Issue:	\checkmark				
		ions:											
1)	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.												
2)		(2) City of upancy.	Portland appro	ved species and size trees m	ust be planted of	on your street frontag	e prior to issuance of a	Certifica	ate of				
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)		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.)											
7)	All	Site work (fi	nal grading, la	ndscaping, loam and seed) m	ust be complet	ed prior to issuance of	of a certificate of occupa	ancy.					
8)			nt Review Coor field condition	rdinator reserves the right to as.	require addition	onal lot grading or oth	er drainage improveme	nts as					
9)	distu	urbance, and hnical and D	shall be done i	trol shall be established and n accordance with Best Mar s and Guidelines. All Erosio	agement Pract	ices, Maine Departme	ent of Environmental Pr	otection					
10				sed surveyor install, prior to ng property corners.	the issuance o	f any Certificate of O	ccupancy, permanent						
11	that are o	a minimum designated to	of 30% of exists be saved are t	Landscape Preservation Star ting trees, ten (10) inches DI to be protected during excava to the start of any excavation	BH or greater, vation and const	within the required se ruction. Tree protecti	tback, must be preserve on fencing is to be insta	d. Trees	that und				
12	loan	ning, seeding	g, mulching, in	e required to cover the cost stallation of street trees, etc. to the release of a Tempora	The performan	ce guarantee must be							