

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1071	Date Applied For: 08/30/2010	CBL: 332 C004001
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Location of Construction: 31 Eastman Ave (27-31)	Owner Name: Mcbride James	Owner Address: 29 Beal St	Phone:
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone (207) 773-4988
Lessee/Buyer's Name Diversified Properties	Phone:	Permit Type: Single Family	

Proposed Use: New Single Family / Build new 24' x 32' single family home with deck.	Proposed Project Description: Build new 24' x 32' single family home with deck.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/19/2010

Note: **Ok to Issue:**

- 1) The certificate of occupancy will not be issued until our office receives a copy of the recorded deed for the property.
- 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 structure, 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 **Status:** Approved with Conditions **Reviewer:** Jonathan Rioux **Approval Date:** 11/01/2010

Note: **Ok to Issue:**

- 1) Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- 2) Hardwired interconnected battery backup smoke detectors, and a Carbon Monoxide Detector hardwired, or plug in with battery backup shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Fastener schedule per the IRC 2003
- 4) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) 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.
- 7) 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.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 10/20/2010

Note: **Ok to Issue:**

- 1) 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 maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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- 3) 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.)
- 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) 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.
- 6) 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.
- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

Comments:

9/3/2010-amachado: Sent email to Phil. My Intial review is complete. I have three issues:

- The driveway extends 36' beyond the 25' front setback. It needs to be 38' to meet the parking requirements.
- This lot is created from two different owners. The buyer on the purchase & sales for lot 332-C-004 is Maggie May LLC & the buyer on the purchase and sales for lot 332 C-005,042 &043 is Diversified Properties.
- The left property line on the proposed lot on the survey does not match the assessor's chart.

Waiting for Phil to complete his review to see if he needs any changes to the site plan.

10/18/2010-amachado: Received revised building plans from Jim Wolf. Same footprint minor changes for window details etc.

10/21/2010-amachado: Received updated site plan from Phil which addressed site issues that Phil had. No change to the zoning requirements.

11/1/2010-jrioux: Reevaluation of permit fee schedule, see attached.