DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

ITY OF PORTLAN

BUILDING PERM



FD & SONS PROPERTIES LLC

Located at

105 SKYLARK RD

PERMIT ID: 2015-01847 **ISSUE DATE:** 09/15/2015 **CBL:** 349 H015001

has permission to New Single Family home; 2 story colonial with 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 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/ Keith Gautreau

/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:

Final - DRC Site VISIT Setbacks and Footings Prior to Pouring Foundation/Backfill Close-in Plumbing/Framing Electrical - Residential Final Inspection Fire Inspection

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) 874-8		2015-01847	07/31/2015	349 H015001
Proposed Use:		Project Description:		
New Single Family	_		; 2 story colonial with	attached garage
Dept: Zoning Status: Approved w/Conditions Re	eviewer:	Christina Stacey	Approval Da	te: 09/14/2015
Note: R-3 zone Part of Skylark Commons subdivision - Plan 210 Book 345		ý		Ok to Issue: 🗹
Conditions:				
 This permit is being approved on the basis of plans submitted. An work. 	ny deviatio	ons shall require a	separate approval be	fore starting that
 This property shall remain a single family dwelling. Any change of approval. 	of use shal	l require a separat	e permit application f	for review and
3) Separate permits shall be required for future decks, sheds, pools, a	and/or gar	ages.		
Dept: Building Inspecti Status: Approved w/Conditions Re	eviewer:	Jonathan Rioux	Approval Da	te: 09/15/2015
Note:			(Ok to Issue: 🗹
Conditions:				
1) Ventilation of this space is required per ASRAE 62.2, 2007 edition comply with the IECC, 2009 (Maine State Energy Codes).	on; Owner	agreed that the "b	ouilding envelope" ins	sulation will
2) This permit is approved based upon information provided by the a approved plans requires separate review and approval prior to work		or design professio	onal. Any deviation fro	om the final
 Habitable Attics: A finished or unfinished area, not considered a The occupiable floor area is at least 70 square feet, in accordan The occupiable floor area has a ceiling height in accordance wi The occupiable space is enclosed by the roof assembly above, k assembly below. 	ce with § th § R305	R304, , and		
4) Glazing in enclosures is required for or walls facing hot tubs, whit bottom exposed edge of the glazing is less than 60 inches measure Glazing that is more than 60 inches, measured horizontally and in bathtub.	ed vertical	ly above any stand	ding or walking surfac	ce. Exception:
 R502.2.2.3 Deck lateral load connection. The lateral load connect accordance with Figure R502.2.2.3. Hold-down tension devices sh device shall have an allowable stress design capacity of not less the 	hall be ins	talled in not less th	-	
6) Carbon Monoxide (CO) alarms shall be installed in each area with by the electrical service (plug-in or hardwired) in the building and		ng access to bedro	ooms. That detection 1	must be powered
Hardwired (non- ionization detection technology) interconnected protecting the bedrooms, and on every level.	battery ba	ckup smoke alarm	is shall be installed in	each bedroom,

/)	A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
	Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
	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.
	The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
	R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
8)	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 finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished 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.
9)	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.
10	Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.
11	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.
D	ept: Fire Status: Approved w/Conditions Reviewer: Keith Gautreau Approval Date: 08/18/2015
Ν	ote: Ok to Issue: 🗹
C	onditions:
	The installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
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- 2) The Planning Department Development Review Coordinator must receive a copy of the proposed deed (based on the sample deed that was approved by the City's Legal Department during the project subdivision review and approval), prior to the issuance of either a temporary or permanent Certificate of Occupancy. A copy of the recorded deed must be submitted to the Development Review Coordinator immediately after recording.
- 3) 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.
- 4) 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.)
- 5) 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.
- 6) 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.
- 7) 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.
- 8) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 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 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.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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 The driveway entrance at the property line shall not exceed 20 feet wide, and the driveway entrance at the curb line shall not exceed 24 feet wide.
- 15 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.