

#### This is to certify that

FD & SONS PROPERTIES LLC /FD & Sons Properties

LLC - Frank Didonato

**PERMIT ID:** 2014-01056

Located at

100 SKYLARK RD (Lot 15)

**ISSUE DATE:** 07/10/2014 CBL: 349 I003001

has permission to Build a single family, 2 story cape - 42' x 36' - 3 bedroom, 2.5 bath and 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/ Chris Pirone

/s/ Tammy Munson

**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

<b>Building Inspections</b>		Fire Department		
Use Group: R-3	<b>Type:</b> 5	Classification:		
Single family home		One or Two Family Dwellings		
ENTIRE		ENTIRE		
MUBEC/IRC 2009		2009 NFPA		

# 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/Backfill Close-in Plumbing/Framing Electrical Close-in Certificate of Occupancy/Final Final - DRC Electrical Service

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) 87	74-8716	2014-01056	05/19/2014	349 1003001		
Proposed Use:	Proposed	Project Description:		•		
Single Family Home		single family, 2 st ched Garage	ory cape - 42' x 36' -	3 bedroom, 2.5 bath		
Dept: Zoning Status: Approved w/Conditions Re	eviewer:	Ann Machado	Approval Da			
Note:				Ok to Issue: 🗹		
Conditions:						
1) This property shall remain a single family dwelling. Any change approval.	of use sha	ll require a separa	te permit application	for review and		
<ol> <li>This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>						
Dept: Building Status: Approved w/Conditions Re	eviewer:	Tammy Munson	Approval Da	nte: 06/25/2014		
Note:				Ok to Issue: 🗹		
Conditions:						
1) This permit is approved based upon information provided by the approved plans requires separate review and approval prior to we		or design professio	onal. Any deviation f	from the final		
<ol> <li>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.</li> </ol>						
3) Egress size windows are required (1) in each bedroom per IRC S	ec. R310					
4) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.						
Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.						
Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.						
<ul><li>.</li><li>5) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</li></ul>						
The same is required for existing buildings, where permanent wir detectors are required. Verification of this will be upon inspection		sible; or at the very	y least battery operat	ed smoke		
6) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.						
7) Carbon Monoxide (CO) alarms shall be installed in each area wit by the electrical service (plug-in or hardwired) in the building and	-	ing access to bedro	ooms. That detection	must be powered		
8) The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required.						
9) The design load spec sheets for any engineered beam(s) / Trusses	s must be s	submitted to this of	ffice.			
Dept: Fire Status: Approved w/Conditions Revealed to the status of the s	eviewer:	Chris Pirone	Approval Da	nte: 06/08/2014 Ok to Issue: ☑		
Conditions:						

1)	Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations: (1) All sleeping rooms
	<ul><li>(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms</li><li>(3) On each level of the dwelling unit, including basements.</li></ul>
	<ul> <li>(5) On each level of the dwelling unit, including basements.</li> <li>Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:</li> <li>(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms</li> <li>(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces</li> </ul>
2)	Street addresses shall be marked on the structure.
3)	All construction shall comply with City Code Chapter 10.
4)	Shall Comply with 2009 NFPA 101 Chapter 24 One- Two Family Occupancy.
5)	A sprinkler system shall be installed in accordance with NFPA 13D. A separate no fee One- or Two-family CITY Fire Sprinkler Permit is required.
D	ept: DRCStatus: Approved w/ConditionsReviewer: Philip DiPierroApproval Date:07/10/2014
	ote: Ok to Issue: 🗹
	onditions: 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.
2)	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.
3)	The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
4)	Prior to the issuance of a certificate of occupancy, 4 trees must be planted along the eastern property line and 4 trees must be planted along the western property line (8 total), in compliance with the original subdivision approval. If the trees cannot be planted due to seasonal conditions, a performance guarantee will be required to be posted in an amount equal to the cost of materials and installation of the trees.
5)	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)	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.
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)	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.
9)	The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
10	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.
11	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.)
12	All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
	<b>RMIT ID:</b> 2014-01056 <b>Located at:</b> 100 SKYLARK RD (Lot 15) <b>CBL:</b> 349 1003001

- 13 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.
- 14 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.