DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

FD & SONS PROPERTIES LLC

Located at

94 SKYLARK RD

PERMIT ID: 2014-02545

ISSUE DATE: 01/09/2015

CBL: 349 I005001

has permission to **Build a new two story single family home (28'x30')- 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/ David Petruccelli

/s/ Laurie Leader

Fire Official

Building Official

Type:

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning

Building Inspections

Fire Department

Single family

Use Group:

Single family home

ENTIRE

PERMIT ID: 2014-02545 **Located at:** 94 SKYLARK RD **CBL:** 349 I005001

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
Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing
Electrical Close-in
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87			Permit No: 2014-02545	Date Applied For: 10/31/2014	CBL: 349 I005001
Proposed Use: Single Family Home		Proposed Project Description: Build a new two story single family home (28'x30')- with attached garage.			
N	ept: Zoning Status: Approved w/Conditions Roote: onditions:	eviewer:	Ann Machado	Approval Da	ate: 12/16/2014 Ok to Issue: ✓
1)	As discussed during the review process, the property must be cle required setbacks must be established. Due to the proximity of th located by a surveyor.				
2)	This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3)	This property shall remain a single family dwelling. Any change approval.	of use sha	ll require a separa	te permit application	for review and
	ept: Building Status: Approved w/Conditions Roote:	eviewer:	Laurie Leader	Approval Da	ok to Issue: ✓
\mathbf{C}	onditions:				
1)	Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.				
2)	Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedroom and on every level.				
	The same is required for existing buildings, where permanent wind detectors are required. Verification of this will be upon inspection		sible; or at the ver	y least battery operat	ed smoke
3)	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.				
4)	Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
5)	This permit is approved based upon information provided by the approved plans requires separate review and approval prior to we		or design professi	onal. Any deviation	from the final
	ept: Fire Status: Approved w/Conditions Roote:	eviewer:	David Petruccelli		ate: 11/25/2014 Ok to Issue: ✓
\mathbf{C}	onditions:				
1)	Single-station Carbon Monoxide (CO) alarms are required. They backup and shall be interconnected. CO alarms shall be installed (1) Outside each separate dwelling unit sleeping area in the ir (2) On every occupiable level of the dwelling unit, including	d in the fo	llowing locations: vicinity of the bed	rooms	vice with battery
2)	A sprinkler system shall be installed in accordance with NFPA 1 required.	3D. A no	fee One- or Two-	family CITY Fire Sp	rinkler Permit is

PERMIT ID: 2014-02545 Located at: 94 SKYLARK RD CBL: 349 I005001

- 3) 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
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- 4) Shall meet the requirements of 2009 NFPA 1 Fire Code, as well as NFPA 101-Life Safety Code 2009 Edition
- 5) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf
- 6) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 01/09/2015

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) Prior to the issuance of a certificate of occupancy, 4 trees must be planted alond the eastern property line 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.
- 2) 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.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) 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.
- 5) 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.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) 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.
- 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) 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.
- 10 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.
- 11 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.
- 12 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.)
- 13 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.
- 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.

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- 15 The applicant is required to notify the Portland Water District prior to construction, of any construction or ground disturbance that takes place within the Portland Water District easement across the rear of the site.
- 16 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.