

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BALLPARK DRIVE DEVELOPMENT LLC /Vesta Corp.

**Located at**

50 BALLPARK DR

**PERMIT ID:** 2013-01925

**ISSUE DATE:** 10/11/2013

**CBL:** 371 A035001

has permission to **build a new one story single family home - 60' x 41' with 22' x 22' garage as part of footprint**

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*

**Fire Official**

*/s/ Jeanie Bourke*

**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***

**Use Group:**

Residential Single Family

ENTIRE

MUBEC/IRC 2009

**Type:**

***Fire Department***

**Classification:**

One or Two Family Dwellings

ENTIRE

2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Footings/Setbacks  
Foundation/Rebar  
Foundation/Backfill  
Close-in Plumbing/Framing  
Electrical - Residential  
Certificate of Occupancy/Final  
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.

|   |   |                                 |  |   |
|---|---|---------------------------------|--|---|
| <b>City of Portland, Maine - Building or Use Permit</b>   |   | <b>Permit No:</b><br>2013-01925 | <b>Date Applied For:</b><br>08/26/2013 | <b>CBL:</b><br>371 A035001                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |   |                                 |  |   |
| <b>Proposed Use:</b><br>New Single Family   | <b>Proposed Project Description:</b><br>build a new one story single family home - 60' x 41' with 22' x 22' garage as part of footprint |                                 |  |   |
| <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 09/23/2013  |   |                                 |  |   |
| <b>Note:</b>  |   |                                 |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Conditions:</b>  |   |                                 |  |   |
| 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.  |   |                                 |  |   |
| 2) The deed for Lot 5 needs to be recorded before the certificate of occupancy is issued..  |   |                                 |  |   |
| 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.   |   |                                 |  |   |
| <b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 10/11/2013  |   |                                 |  |   |
| <b>Note:</b>  |   |                                 |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Conditions:</b>  |   |                                 |  |   |
| 1) <input type="checkbox"/> Permit approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.   |   |                                 |  |   |
| 2) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12   |   |                                 |  |   |
| 3) <input type="checkbox"/> The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.  |   |                                 |  |   |
| 4) <input type="checkbox"/> Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program standard for thermal envelope and MEP systems.   |   |                                 |  |   |
| 5) <input type="checkbox"/> If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions   |   |                                 |  |   |
| 6) <input type="checkbox"/> When over 30" above a floor or grade, guardrail openings shall be less than 4", stairail openings shall be less than 4-3/8", and at th open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.   |   |                                 |  |   |
| 7) <input type="checkbox"/> 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.  |   |                                 |  |   |
| 8) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.   |   |                                 |  |   |
| <b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 09/09/2013   |   |                                 |  |   |
| <b>Note:</b>  |   |                                 |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Conditions:</b>  |   |                                 |  |   |
| 1) 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:<br>(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms<br>(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces |   |                                 |  |   |
| 2) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.   |   |                                 |  |   |

- 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) 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:** Jean Fraser

**Approval Date:** 09/27/2013

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) 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.
- 2) 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.
- 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 (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9) The site shall be developed and maintained as depicted in the approved site plan prepared by Owen Haskell, Inc., dated September 24, 2013, 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.
- 10) 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.
- 11) 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.
- 12) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 13) 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.