

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

JORDAN JOHN

**Located at**

127 BRAMBLEWOOD DR

**PERMIT ID:** 2016-02972

**ISSUE DATE:** 03/10/2017

**CBL:** 377 E045001

has permission to **Construct a two-story single-family home with an attached garage and deck.** 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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Jason Grant*

*/s/ Greg Gilbert*

**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***

**Use Group:**

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

**Type:**

***Fire Department***

**Classification:**

One or Two Family Dwellings

ENTIRE

NFPA 101 CH#24

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

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Foundation/Rebar

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical - Residential

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid 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> 2016-02972	<b>Date Applied For:</b> 12/12/2016	<b>CBL:</b> 377 E045001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Construct a two-story single-family home with an attached garage and deck.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 02/01/2017 <b>Note:</b> R-2 zone Flood Zone C, Panel 2 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
Lot was split 10/9/12 - appears to be first split of original lot since at least 1971. <b>Conditions:</b> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 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 Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 03/06/2017 <b>Note:</b> <b>Ok to Issue:</b> <input type="checkbox"/>				
<b>Conditions:</b> 1) This permit is 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) 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. 3) All construction shall comply with City Code Chapter 10. A sprinkler system shall be installed. 2 A separate no fee One- or Two-family Fire Sprinkler Permit is required. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. Sprinkler requirements The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock. Application requires State Fire Marshal approval. Install an NFPA 13D automatic sprinkler system. 4) 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. 5) The maximum riser height shall be 7 3/4". The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (R311.7.4.1) 6) The Treat depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". (R311.7.4.2)				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 03/10/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				

**PERMIT ID:** 2016-02972

**Located at:** 127 BRAMBLEWOOD DR

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- 12 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.
- 13 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.