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: Type:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

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

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.

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-871			Permit No:	Date Applied For:	CBL:
			2016-02972	12/12/2016	377 E045001
Proposed Use: Single Family		Proposed Project Description: Construct a two-story single-family home with an attached garage and deck.			
	ept: Zoning Status: Approved w/Conditions Roote: R-2 zone Flood Zone C, Panel 2	eviewer:	Christina Stacey	Approval D	ate: 02/01/2017 Ok to Issue: ✓
~	Lot was split 10/9/12 - appears to be first split of original lot	since at 1	east 1971.		
	onditions: Separate permits shall be required for future decks, sheds, pools,	and/or ga	rages		
		_	•	te permit application	n for review and
3)	This permit is being approved on the basis of plans submitted. A work.	any deviat	ions shall require a	ı separate approval t	pefore starting that
N	ote:	eviewer:	Greg Gilbert	Approval D	ate: 03/06/2017 Ok to Issue: □
	 onditions: 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
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 re All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are requirements. The sprinkler requirements The sprinkler system shall be installed in accordance with NFPA All control valves shall be supervised in accordance with NFPA secured in the open position by pad lock. Application requires State Fire Marshal approval. Install an NFPA 13D automatic sprinkler system.	uired on e	compliance letter is		s designed to be
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 verti edge. The greatest tread depth within any flight of stairs shall no				
	ept: Fire Status: Approved w/Conditions Roote:	eviewer:	Jason Grant	Approval D	ate: 03/10/2017 Ok to Issue: ✓

Conditions:

- 1) All residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
 - 1. Outside each separate sleeping area in the immediate vicinity of the sleeping areas
 - 2.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 2) All construction shall comply with City Code, Chapter 10.
 - All construction shall comply with 2009 NFPA 101, Chapter # 24
 - All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 3) A separate City of Portland One and Two Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation. Sprinkler system installation shall comply with NFPA 13D.
- 4) City of Portland Code Chapter 10 section 10-3 (I) Single-station and or multiple-station non-ionization type (photoelectric) smoke alarms are required. Smoke Alarms shall be installed per NAPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 - 1.Inside all sleeping rooms.
 - 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 - 3.On each level of the dwelling unit, including basements but excluding attics and crawl spaces.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 01/04/2017

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) The stormwater soil filter must be maintained anually to ensure it provides efficient and effective stormwater treatment. A maintenance plan and schedule shall be developed by the design engineer to ensure the stormwater system operates as intended.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) A street opening permit(s) may be required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 8) 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.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 10 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.
- 11 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.

- 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.