DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

Located at

CBL:

ROHANI NASSER & PARVASH ROHANI JTS

SF) deck.

PERMIT ID: 2017-00931 **ISSUE DATE:** 08/25/2017

382A C005001

550 AUBURN ST

has permission to Construct a 24' x 32' (1,536 SF) single-family home with an attached 8' x 10' (80

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.

Fire Department

/s/ Greg Gilbert

/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 InspectionsUse Group:Type:Single Family ResidenceENTIREMUBEC / 2009 IRC

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 Foundation/Backfill Setbacks and Footings Prior to Pouring Close-in Plumbing/Framing Electrical - Residential Final Inspection 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		Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-87		2017-00931	06/13/2017	382A C005001
Proposed Use:	Proposed	Project Description:		-
Split lot into two lots with a single-family home on the new lot		ct a 24' x 32' (1,53 (80 SF) deck.	36 SF) single-family l	home with an attache
Dept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	
Note: R-2 zone Flood Zone C, Panel 2				Ok to Issue:
Conditions:				
 The property must be clearly identified prior to pouring concrete a Due to the proximity of the setbacks of the proposed addition, it m 				be established.
2) Separate permits shall be required for future decks, sheds, pools, and	nd/or gar	ages.		
 This property shall remain a single family dwelling. Any change of approval. 	f use shal	l require a separat	e permit application	for review and
4) This permit is being approved on the basis of plans submitted. Any work.	y deviatio	ons shall require a	separate approval be	offore starting that
	viewer:	Greg Gilbert	Approval Da	_
Note:				Ok to Issue:
Conditions:	1	1	1 A 1. Jation f	4 C' - 1
 This permit is approved based upon information provided by the approved plans requires separate review and approval prior to work 	rk.		·	
 Review and approval by the Authority having Jurisdiction shall not this Code 	t relieve	the applicant of the	e responsibility of co	mpliance with
 Separate permits are required for any electrical: plumbing, sprinkle and fuel tanks. Separate plans may need to be submitted for approv 				exhaust systems
 A graspable handrail (34-38 inches in height) shall be provided on four or more risers. Fall protection (36 inches) from exterior decks from grade. 				e
Stairway headroom shall be not less than 6 feet 8 inches measured from the floor surface of the landing or platform.				-
The maximum riser height shall be 7 3/4 inches and the difference minimum tread depth shall be 10 inches.	in the tal	lest riser and the s	hortest riser shall not	t exceed 3/8"; the
Enclosed accessible space under stairs shall have walls, under-stain inch gypsum board.	r surface	and any soffits pro	ptected on the enclose	ed side with 1/2-
5) Ventilation of this space is required per ASRAE 62.2, 2007 editio For conditioned space- insulation shall comply with the IECC, 200		e State Energy Coo	des).	
Dept: Fire Status: Approved w/Conditions Rev	viewer:	Greg Gilbert	Approval Da	ate: 08/24/2017
Note:				Ok to Issue:
Conditions:				

1)	All construction shall comply with City Code Chapter 10. A sprinkler system shall be installed. 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.
2)	General Conditions All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
3)	 Carbon Monoxide Detectors City of Portland Code Chapter 10 section 10-3 (L) 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. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
4)	 Smoke Alarms City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non- ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations Inside all sleeping rooms. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas On each level of the dwelling unit, including basements but excluding attics and crawl spaces. Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
	ept: DRCStatus: Approved w/ConditionsReviewer: Rob WienerApproval Date:07/28/2017
	ote: Ok to Issue: 🗹
	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.
2)	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. The existing tree near the southeast property corner is to be protected.
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) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
6)	As-built record information for sewer and stormwater service connections must be submitted to Public Services Engineering
	Section (55 Portland Street) and approved 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) 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.
- 10 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.
- 11 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 12 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.
- 13 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.
- 14 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. The existing tree near the southeast lot corner is to be protected.