DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

DIPIETRO STEVEN & DAVID DIPIETRO

Located at

12 LAMBERT ST

PERMIT ID: 2016-01159

ISSUE DATE: 07/18/2016

CBL: 384 A006001

has permission to **Build a new single family home**

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 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/ Michael White

/s/ Bill Childs

Fire Official

Building Official

Type: 5B

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

Use Group:

Single Family Dwelling

NFPA13D

ENTIRE

MUBEC/IRC2009

Located at: 12 LAMBERT ST **PERMIT ID:** 2016-01159 CBL: 384 A006001

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 are 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 6 months.
- If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop W Order" and subsequent release to continue.

REQUIRED INSPECTIONS:

Site VISIT

Final - DRC

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Close-in Plumbing/Framing

Electrical Close-in

Fire Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Plumbing

Foundation/Rebar

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) 874-8716 Permit No: 2016-01159 05/06/2016 384 A006001 Proposed Use: New single family (6 Lambert St) Build a new single family home

Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/23/2016

Ok to Issue:

Note: - This lot is in both the R-2 and the R-3 residential zones.

- After meeting with applicant, it has been determined that this is a one and one half story building (see plan labeled "Open Area of 2nd floor"). The gable roof over the front of the garage appears to be a full gable but the actual floor area is more like a dog house dormer that is 7' wide.

- The pitch for all roofs is 10/12.

Conditions:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- 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 issued with the conditin that before the certificate of occupancy is issued, our office must receive a recorded deed for this lot.
- 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Bill Childs **Approval Date:** 07/18/2016 **Note:** • Ok to Issue: ✓

Conditions:

- 1) The attic scuttles opening must be 22" x 30".
- 2) 402.2.3 Access hatches and doors- Access doors from conditioned spaces to unconditioned spaces(e.g. attics and crawl spaces[and unconditioned Basements]) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces."
- 3) IECC 2009 402.4.1-Basement floor insulation shall include stairway walls and ceilings, with a gasketed door
- 4) Revised plans omitt 5/8" Type X GWB from garage ceiling. Install on this surface to comply with Table R302.6
- 5) 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.
- 6) Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.
- 7) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm or HVAC systems. Separate plans may need to be submitted for approval as a part of this process & additional fees may apply.
- 8) Connections and Fasteners to be installed per 2009 IRC Table R602.3(1) & (2)
- 9) Second Floor floor area shall not exceed 1345 Sq ft as indicated on Open Area of 2nd Floor plan
- 10) Second Kitchen is NOT part of this approval. Considered living room for this review // separate permit or amendment required.
- 11) All construction shall comply with the Maine Uniform Building and Energy Code (MUBEC) and the adopted chapters of IRC 2009 & IECC 2009
- 12) Legal Use of property at time of review is -Single Family Dwelling

14) All construction shall comply with City Code Chapter 10.

Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both the electrical service (plug-in or hardwired) in the building and battery.

Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

Dept: Fire Status: Approved Pending Appeal Reviewer: Michael White Approval Date: 06/14/2016

Note: Ok to Issue: ✓

Conditions:

- 1) All construction shall comply with 2009 NFPA 101, Chapter #24 One and Two Family Dwellings.
- 2) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee one- or two-family City of Portland 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) 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:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 5) All smoke alarms shall be photoelectric.
- 6) 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).
- 7) All construction shall comply with City Code, Chapter 10.

 Dept:
 DRC
 Status:
 Approved w/Conditions
 Reviewer:
 Philip DiPierro
 Approval Date:
 06/24/2016

 Note:
 Ok to Issue:
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Conditions:

- 1) 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) 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.
- 3) 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.
- 4) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mountumentation/pins identifying property corners.
- 5) 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.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 8) 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.)

- 9) 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.
- 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) 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.
- 12) 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.