



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Morningstare Lane CBL #385 001102

385-C-11

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life Date: 11/24/14



Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: \_\_\_\_\_

Date: 9/12/2014

I have provided digital copies and sent them on: \_\_\_\_\_

September 22nd 2014

Date: 9/22/14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



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# Level I – Minor Residential Development Review Applicatio Portland, Maine

Planning and Urban Development Department  
Planning Division

Date: 11/24/14

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

### Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

**As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at <http://www.portlandmaine.gov/756/Codes-Regulations-Ordinances>

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/756/Codes-Regulations-Ordinances>

#### Inspection Division

Room 315, City Hall  
389 Congress Street  
(207) 874-8703

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:00 p.m.

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#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8721

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.



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<b>Project Address:</b>		
<b>Total Square Footage of Proposed Structure/Area:</b> Home: 1818 sq ft (904 1st / 914 2nd) Porch: 120 sq ft Rear Deck: 192 sq ft Garage: 576 sq ft	<b>Area of lot (total sq. ft.):</b> Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: <u>576 sq ft</u>	Number of St Number of B: Number of B: Date: 11/24/14
<b>Tax Assessor's Chart, Block &amp; Lot(s):</b> Chart#      Block #      Lot #		
Current legal use: <u>VACANT LAND</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Morningstar Lane</u> Project Description:		
<b>APPLICANT</b> – (must be owner, Lessee or Buyer) Name: <u>Jesse Braley</u> Business Name, if applicable: <u>Patco Construction, Inc.</u> Address: <u>1293 Main Street</u> City/State : <u>Sanford, ME</u> Zip Code: <u>04073</u>		Work # <u>207-324-5574 ex 115</u> Home# Cell # <u>207-651-7181</u> e-mail: <u>jbraley@patco.com</u>
<b>OWNER INFORMATION</b> – (if different from Applicant) Name: Address: City/State : Zip Code:		Work # Home# Cell # e-mail:
<b>CONTRACTOR INFORMATION:</b> Name: <u>Patco Construction, Inc.</u> Address: <u>1293 Main St.</u> City/State : <u>Sanford, ME</u> Zip Code: <u>04073</u> Phone Number: <u>651-7181</u> e-mail: <u>jbraley@patco.com</u>		<b>Contact when Building Permit is Ready:</b> Name: <u>Jesse Braley</u> Phone Number: <u>651-7181</u> e-mail: <u>jbraley@patco.com</u>





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Please submit all of the information outlined on the applicable Checklist, show and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including be submitted with the Application. Failure to do so may result in the automatic permit. Date: 11/24/14

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of Applicant: 	Date: 9/18/2014
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This is not the permit - you may not commence any work until the permit is issued.

A CD or PDF of the entire application, including all plans, must be submitted with the

<b>General Submittal Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
<input checked="" type="checkbox"/>		2	Completed application form and check list.
<input checked="" type="checkbox"/>		1	Application fees.
<input checked="" type="checkbox"/>		2	Evidence of right, title and interest.
<input checked="" type="checkbox"/>		2	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>		2	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>		2	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

application. (e-mail to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov))



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### Site Plans and Boundary Survey Requirements – Level I Minor Resident

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input type="checkbox"/>		3	Boundary survey meeting the requirements of section 11.010 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &amp;/or Stream Protection Zone.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Location and dimension of existing and proposed paved areas.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Proposed ground floor area of building.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Finish floor elevation (FEE) or sill elevation.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Exterior building elevations (show all 4 sides).</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing and proposed utilities (or septic system, where applicable)</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing and proposed grading and contours.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Proposed stormwater management and erosion controls.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Total area and limits of proposed land disturbance.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Proposed protections to or alterations of watercourses.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Proposed wetland protections or impacts.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing and proposed curb and sidewalk, except for a single family home.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Existing and proposed easements or public or private rights of way.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Show foundation/perimeter drain and outlet.</li> </ul>
<input checked="" type="checkbox"/>			<ul style="list-style-type: none"> <li>▪ Additional requirements may apply for lots on unimproved streets.</li> </ul>

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**Building Permit Submittal Requirements –Level I: Minor Residential Development**

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		<b>1</b>	<b>One (1) complete set of construction drawings m</b>
<input checked="" type="checkbox"/>			▪ <i>Cross section with framing details</i>
<input checked="" type="checkbox"/>			▪ <i>Floor plans and elevations to scale</i>
<input checked="" type="checkbox"/>			▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>
<input checked="" type="checkbox"/>			▪ <i>Window and door schedules</i>
<input checked="" type="checkbox"/>			▪ <i>Foundation plans w/required drainage and damp proofing, if applicable</i>
<input checked="" type="checkbox"/>			▪ <i>Detail egress requirements and fire separation, if applicable</i>
<input checked="" type="checkbox"/>			▪ <i>Insulation R-factors of walls, ceilings &amp; floors &amp; U-factors of windows per the IECC 2003</i>
<input checked="" type="checkbox"/>			▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>
<input checked="" type="checkbox"/>			▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i>
<input checked="" type="checkbox"/>			▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>

Date: 11/24/14

**\*\* Reminder: \*\***

1. **A CD or PDF of the entire application, including all plans, must be submitted with the application.**
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.



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### Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan st contained in section 14-526 of Article V, Site Plan:

Date: 11/24/14

- 14-526 (a) **Transportation Standards:**
  - 2.a. Site Access and Circulation (i) and (ii);
  - 2.c. Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
  - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)
  
- 14-526 (b) **Environmental Quality Standards:**
  - 1. Preservation of significant natural features.
  - 2.a. Landscaping and landscape preservation
  - 2.b. Site landscaping (iii)
  - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.
  
- 14-526 (c) **Public Infrastructure and Community Safety Standards:**
  - 1. Consistency with Master Plan
  - 2. Public Safety and fire prevention
  - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
  
- 14-526 (d) **Site Design Standards:**
  - 5. Historic Resources
  - 9. Zoning related design standards

• *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



### PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

- 1. Name, address, telephone number of applicant. ✓
- 2. Name address, telephone number of architect ✓
- 3. Proposed uses of any structures [NFPA and IBC classification] ✓
- 4. Square footage of all structures [total and per story] ✓
- 5. Elevation of all structures ✓
- 6. Proposed fire protection of all structures ✓
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)** ✓
- 7. Hydrant locations ✓

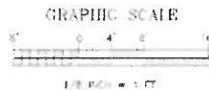




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- Each PDF drawing file shall contain no more than one plan sheet. Applications, Reports, Spec books and Code Analysis are considered one document and may be submitted as one PDF file with multiple pages.
- The suggested file naming convention shall not exceed 70 characters. The naming convention requires each applicant to consistently number and name the plan sheets and documents. The recommendation is to include a Category/Discipline letter (such as A for Architectural), a sheet number (numeric sheet sequence), and a descriptive title (such as Existing Exterior Elevation) For example: **A1Existing Exterior Elevations**. Examples of commonly used categories/disciplines and descriptive sheet titles are attached for your reference. **\*\*Please note the descriptive Sheet Title is required for each plan sheet and document. Revised file submissions must use the EXACT same file name as originally submitted. The Electronic Plan Review software will recognize this submission as Version 2.**
- Searchable PDF files are requested for calculations, reports, and other supporting documentation (text files).
- A graphic scale or a scale to reference shall be included on each sheet of the plan set. The scale shall be not less than (1) inch to one (100) feet for the site plan. Plans and maps shall be prepared by competent professionals, based upon the boundary survey. Example of what a graphic scale is below:



- A blank space shall be in the top left corner of all plans must be reserved for the City of Portland electronic stamp.
- Building permit applications require that professionally designed plans must include a Code Analysis sheet including the *Maine Uniform Energy and Building Code* and Portland City Code, Chapter 10, Fire Prevention and Protection, which includes NFPA 1, *Fire Code*, and NFPA 101, *Life Safety Code*. The Fire Code analysis may be required for Site Plan Review. Chapter 10 of the City Code can be viewed at <http://www.portlandmaine.gov/citycode/chapter010.pdf>.



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## Instructions and Examples for Naming Your PDF Files for Electronic Submittal

1. Select a Category Discipline below that best fits your PDF drawing or document (A-SK)
2. Insert the Sheet/Page Number - Start at Sheet 1 for each different category (A1, A2, A3 or A1, C1, D1)
3. Insert a Sheet Title/Description (Examples of commonly used descriptions below)
4. Your final file name should resemble this convention: **A1 Existing Exterior Elevations**
5. The file name for each revision of the same plan **must** be exactly the same as the previous version

1. 2. 3.

A	1	Existing Exterior Elevation
D	1	Floor Plans
F	1	Fire Alarm
LS	1	Life Safety Plans

Date: 11/24/14

### Categories/Disciplines and Example Sheet Titles/Descriptions

#### **A = Architectural**

Existing Exterior Elevations  
 Proposed Exterior Elevations  
 Existing Floor Plans  
 Proposed Floor Plans  
 Wall/Partition Type Details  
 Building Sections  
 Interior Elevations  
 Door Schedule  
 Window Schedule  
 Wall Sections  
 Stair Plans & Details  
 Stair Sections & Details  
 Misc. Details

#### **C = Civil**

Structural Notes  
 Structural Notes  
 Structural Notes  
 Existing Conditions  
 Utility  
 Lighting Plan  
 Exterior Lighting Plan  
 Grading/Drainage  
 Erosion Control  
 Detail  
 Survey  
 Site Plan  
 Subdivision Plat

#### **D = Demolition**

Floor Plans  
 Elevation Plans  
 Ceiling Plans

#### **E = Electrical**

Electrical Legend & Abrev.  
 Electrical Floor Plans  
 Power & Lighting Plans  
 Electrical Panels

#### **F = Fire Protection**

Fire Alarm  
 Fire Sprinklers  
 Standpipe Systems  
 Fire Mains and Hydrants

#### **G = General**

Title Cover Sheet/Index  
 Index  
 Code Analysis  
 Key Plan  
 General Notes  
 Scope of Work Plan

#### **I = Interior Finishes**

Floor, Wall & Ceiling Finish Plan  
 Furniture & Fixture Plan  
 Reflected Ceiling Plan  
 Interior Elevations  
 Casework Details  
 Window Schedules  
 Door Schedules

#### **L = Landscaping**

Landscaping Plans

#### **LS = Life Safety**

Life Safety Plans

#### **M = Mechanical**

Mechanical Floor Plans  
 Mechanical Legend & Schedules  
 Mechanical Design  
 Mechanical Details

#### **P = Plumbing**

Plumbing Floor Plans  
 Plumbing Legend & Schedules  
 Plumbing Supply Plans  
 Plumbing Sanitary Plans  
 Plumbing Design  
 Plumbing Details

#### **Q = Equipment**

Appliances  
 Fixtures

#### **S = Structural**

Foundation Plan  
 Floor Plans  
 Roof Plan  
 Framing Sections & Details

#### **X = Other Disciplines**

As Built Plans

#### **SK = Contractor/Shop Drawings**



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# Applicant Submittal Requirements for Electronic Plan Review

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Date: 11/24/14

## Application Submittal Standard Requirements

Applications must be complete and legible with all required information and supporting documents. Electronic plans must be submitted in the required format listed below in order for the application to be deemed complete and ready for review.

1. Contact information on the application must be complete and legible. An email address is required.
2. Applications must have the proper Chart, Block and Lot (CBL) number for the property as identified on the City's Tax Maps. If the property includes multiple CBL's, all of the numbers must be included in the application. For Building Inspections permitting process only, the E911 property address must be included on the application and if there is no current property address, the E911 number is assigned by the Department of Public Services (contact 874-8801).
3. Applications must meet the submittal requirements in the corresponding checklist for the particular application.
4. Applications must be accompanied by an electronic version of the submitted plans. (see electronic file requirements below)

## Electronic File Requirements

Plan Sheets must be submitted electronically as stated below. The digital submission must comply with this format in order for the application to be deemed complete. Submissions that vary from the format will be deemed incomplete and will delay the plan review of the project. Proper format for file submission is:

- The City of Portland will accept only layered vector PDF or regular PDF files for the plan review process. *It is recommended that drawings created in AutoCAD be converted to a Vector PDF by using the AutoDesk Vector Graphic Converter "DWG to PDF.pc3 plotter driver".*

Revised: July 25, 2013