DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

GENEVA VENTURES LLC

Located at

48 PAMELA RD

PERMIT ID: 2017-01191 **ISSUE DATE:** 09/08/2017 **CBL:** 389 D012001

has permission to **Construct single family house with attached garage.**

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/ Doug Morin

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

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/Rebar Foundation/Backfill Close-in Plumbing/Framing Electrical Close-in Electrical Service Certificate of Occupancy/Final Inspection Final - Electric 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.

PERMIT ID: 2017-01191

City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		2017-01191	07/24/2017	389 D012001
Proposed Use:	Proposed Project Description:			
Single Family	Construct single family house with attached garage.			
	viewer:	Christina Stacey	Approval Da	_
Note: R-2 zone Flood Zone C, Panel 2				Ok to Issue:
Conditions:				
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
 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. An	v deviati	ons shall require a	separate approval be	fore starting that
work.	ly de viati	ons shan require a	separate approvar be	fore starting that
D . A. Duilding Jacob of States. A support of sufficiency D .	•	Dava Marin	A	A., 00/07/2017
Dept: Building Inspecti Status: Approved w/Conditions Re Note:	viewer:	Doug Morin	Approval Da	te: 09/07/2017 Ok to Issue: ☑
Note: Conditions:				OK to Issue:
 This permit is approved based upon information provided by the a 	pplicant	or design professio	onal Any deviation fr	om the final
approved plans requires separate review and approval prior to wor	rk.	• •		
 Separate permits are required for any electrical, plumbing, sprinkle pellet/wood stoves, commercial hood exhaust systems, fire suppress approval as a part of this process. 				
3) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
4) Wiring installations for this project or occupancy shall comply with the 2014 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards. Loading calculations may need to be provided prior to any electrical installations. Please contact the City electrical inspectors with any questions.				
5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
 6) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. 				
 The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code. 				
Dept: Fire Status: Approved w/Conditions Re	viewer:	Jason Grant	Approval Da	nte: 09/07/2017
Note:				Ok to Issue: 🔽
Conditions:				
 City of Portland Code Chapter 10 section 10-3 (L) all residential of parking structures or fuel burning appliances shall be protected in Carbon Monoxide (CO) Detection and Warning Equipment, 2009 1.Outside each separate sleeping area, in the immediate vicinity of 2.On each level of the dwelling unit, including basements but exclu- 	accordan edition. I f the sleep	ce with NFPA 720 Detectors shall be poing areas), Standard for the Insprovided in the follow	stallation of
 where permanent wiring is feasible, which shall be verified upon in 7) The addition of plumbing fixtures, including water lines, drainage a 2015 code. Dept: Fire Status: Approved w/Conditions Re Note: Conditions: 1) City of Portland Code Chapter 10 section 10-3 (L) all residential of parking structures or fuel burning appliances shall be protected in Carbon Monoxide (CO) Detection and Warning Equipment, 2009 1.Outside each separate sleeping area, in the immediate vicinity of 	nspection and vent p viewer: occupanci accordan edition. I f the sleep	piping shall be inst Jason Grant es, and all new mu ce with NFPA 720 Detectors shall be ping areas	talled in compliance Approval Da altiple occupancies co), Standard for the Ins provided in the follow	with the UP ite: 09/0 Ok to Issue pontaining att stallation of

2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters 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). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection. 3) This review has determined that your project requires fire sprinkler system. 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 2016 NFPA 13D. 4) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 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. In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit. Dept: DRC Status: Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/17/2017 Ok to Issue: Note: **Conditions:** 1) The filling of wetlands for this site has been almost maximized at 4,282 square feet. Any additional filling of the wetlands, beyond what is shown in the site plan dated July 21, 2017, will require review and approval by both the City of Portland, and the Department of Environmental Protection. 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) 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) 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 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. 10 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners. 11 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.

- 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.