DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

UILDING PERM

CITY OF PORTLAN





This is to certify that

GENEVA VENTURES LLC

Located at

47 PAMELA RD (Lot 35)

PERMIT ID: 2016-02885 **ISSUE DATE:** 02/16/2017

CBL: 389 E005001

has permission to **Construct a two-story single family home with attached garage, porch, 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 InspectionsUse Group:Type:Single Family ResidenceENTIREMUBEC / 2009 IRC

Fire Department Classification: One or Two Family Dwellings ENTIRE 2009 NFPA 101 CH 24

PERMIT ID: 2016-02885

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 Electrical - Residential Close-in Plumbing/Framing 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	4-8716	2016-02885	11/16/2016	389 E005001
Proposed Use:	Proposed Project Description:			
Single-family	Constru		gle family home with	attached garage,
	<u> </u>	~		
• • •	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.				
2) 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.				
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Note:	viewer:	Greg Gilbert	Approval Da	ate: 02/10/2017 Ok to Issue: □
 Conditions: 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 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. Install an NFPA 13D automatic sprinkler system. 				
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) Ventilation of this space is required per ASRAE 62.2, 2007 edition. For conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes). Ventilation of this space is required per ASRAE 62.2, 2007 edition; the Design Professional agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes). 				
Dept: Fire Status: Approved w/Conditions Rev	viewer:	Jason Grant	Approval Da	ate: 02/15/2017
Note:				Ok to Issue: 🗹
Conditions:				
 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. Revi responsibility of compliance with this Code (Chapter 1.14.4). 	iew and a	pproval by the AI	H shall not relieve th	ne applicant of the

2) 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.

3) 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.

4) Per 2009 NFPA 101 section 24.3.5.1 all new 1 and 2 family dwellings shall per protected throughout by an approved automatic sprinkler system. Sprinkler system installation shall comply with 2016 NFPA 13D, 13R or 13.

A separate Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

Dept: DRC Status: Approved w/Conditions Reviewer: Rob Wiener/Phil DiPle Approval Date: 01/12/2017 Note: Ok to Issue: Image: Condition of the state of the st

Conditions:

- 1) 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.
- 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) 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.
- 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 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 12 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.

- 13 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.
- 14 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.
- 15 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.