DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

Located at

CBL:

Rivertails Inc./Birds Eye View Inc / Tim Bickford

26 BASKET LN

390 A021001

PERMIT ID: 2013-01805 **ISSUE DATE:** 10/18/2013

has permission to **build new one story single family home (26' x 57') with attached garage (24.5' x 30')** 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 clsoed-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/ Chris Pirone

/s/ Jon Rioux

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 2009 NFPA

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 is 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 for 6 months.
- If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.

REQUIRED INSPECTIONS:

Pre-Construction Meeting Footings/Setbacks Foundation/Backfill Close-in Plumbing/Framing Electrical - Residential Fire Inspection Final - DRC Certificate of Occupancy/Final

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.

Cit	y of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:	
	Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2013-01805	08/14/2013	390 A021001	
			Proposed Project Description:			
Single Family		build new one story single family home (26' x 57') with attached garage (24.5' x 30')				
		viewer:	Ann Machado	Approval Da		
	ite:				Ok to Issue:	
	As discussed during the review process, the property must be clear required setbacks must be established. Due to the proximity of the located by a surveyor.					
) 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 work.	ıy deviati	ons shall require a	a separate approval b	efore starting that	
De	ept: Building Status: Approved w/Conditions Rev	viewer:	Jon Rioux	Approval Da	ate: 10/18/2013	
No	te: An egress window will be added to the basement level.				Ok to Issue: 🗹	
Co	onditions:					
1)) 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.					
2)	Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.					
3)	A code compliant emergency escape shall be provided in each bedroom(s). Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2					
	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.					
	Stairway headroom shall be not less than 6 feet 8 inches measured from the floor surface of the landing or platform.	l verticall	y from the sloped	plane adjoining the	tread nosing or	
	Enclosed accessible space under stairs shall have walls, under-stai inch gypsum board.	r surface	and any soffits pr	rotected on the enclose	sed side with 1/2-	
5)	Ventilation of this space is required per ASRAE 62.2, 2007 edition	on.				
	For conditioned space- insulation shall comply with the IECC, 200	09 (Main	e State Energy Co	odes).		
6)	Carbon Monoxide (CO) alarms shall be installed in each area with by the electrical service (plug-in or hardwired) in the building and		ing access to bedr	ooms. That detection	n must be powered	
	Hardwired (non- ionization detection technology) interconnected l protecting the bedrooms, and on every level.	battery ba	ackup smoke alarr	ns shall be installed i	in each bedroom,	
7)	R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.					
8)	R502.6 Bearing. The ends of each joist, beam or girder shall have than 3 inches on masonry or concrete except where supported on a by the use of approved joist hangers.					

9)	9) R502.2.2.1.1 Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.							
10	0 R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, a device shall have an allowable stress design capacity of not less than 1500 pounds.							
	Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: O Note: Ok to Is Ok to Is)8/27/2013 sue: ☑						
C	Conditions:							
	 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 							
2)) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.							
3)) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspec	tion.						
4)	 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. 							
		9/06/2013						
	Note: Ok to Is	sue: 🗹						
	Conditions:							
1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.								
2)	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)	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 mounumentation/pins identifying property corners.							
5)) 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, including retaining the services of a professional engineer or architect to provide phased contruction inspections as outlined in condition #14 of the subdivision approval.							
6)) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to so disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Prote Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and n daily.	ection						
7)) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements necessary due to field conditions.	as						
8)	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.)							
9)	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.							
10	0 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.	ì						

- 11 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.
- 12 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.
- 13 Prior to any ground disturbance, the limits of disturbance must be clearly marked in the field and inspected by the Development Review Coordinator for compliance with the approved subdivision plan. Please contact Philip DiPierro at 874-8632 for the inspection.
- 14 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.