

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

RIVERTRAILS INC

Located at

7 BASKET LN

PERMIT ID: 2016-01264

ISSUE DATE: 06/16/2016

CBL: 390 A023001

has permission to **Construct a 26 X 28 two story single family home with two story, 22 X 24 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 cloed-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.

N/A

/s/ Tammy Munson

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

Building Inspections

Fire Department

Single family

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:

Site VISIT

Final - DRC

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Electrical Close-in

Close-in Plumbing/Framing

Final Inspection

Final - Fire

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.

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|--|--|---------------------------------|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2016-01264 | Date Applied For: 05/17/2016 | CBL: 390 A023001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Single Family | Proposed Project Description: Construct a 26 X 28 two story single family home with two story, 2 X 24 attached garage. | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/15/2016 Note: C40 Contract Zone (amended 11/10/12 & 2/15/13) (R-2 Underlying zone) lot 23 of riverwalk subdivision Ok to Issue: <input checked="" type="checkbox"/> - allows single family homes - Flood Map - Panel 2- zone X - Min. no cut/no fill/no disturb rear yard buffer on Lot 23 - 15' adjacent to City of Portland Pedestrian Easement - shown on site plan - front yard faces Basket Lane - footprint- = 1,461.98 sf 22 x 24 = 528 sf 28 x 26 = 728 sf 12 x 12 = 144 sf 5.33 x 6 = 31.98 sf 6 x 5 = 30 sf Conditions: 1) 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. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 6) This permit is being issued with the condition that our office must receive a copy of the recorded deed before the certificate of occupancy is issued. 7) Separate permits shall be required for future decks, sheds, pools, and/or garages. | | | | |
| Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 05/26/2016 Note: Applicant will submit sample deed with lot description next week. Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. 2) 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. 3) 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. 4) 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. | | | | |

- 5) A street opening permit(s) may be required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 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 maintained daily.
- 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) In accordance with the approved subdivision plan, the owner is required to retain a Maine licensed civil engineer or landscape architect to provide construction phase services inspections. A report confirming periodic inspections must be submitted to the Development Review Coordinator prior to the issuance of any certificate of occupancy.
- 14) 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.
- 15) In accordance with the approved subdivision plan, the owner is required to retain a licensed Maine land surveyor to lay out and certify the location and elevation of the foundation to ensure it conforms with the approved site plan.
- 16) In accordance with the approved subdivision plan, the driveway must be paved prior to the issuance of a final Certificate of Occupancy. A performance guarantee for paving must be posted if weather/time of year prevents completion of paving, so that a Temporary Certificate of Occupancy can be issued.
- 17) 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.