

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that Diversified Properties LLC

Located At 58 GERTRUDE AVE

Job ID: 2011-08-1835-SF

CBL: 402- D-003-001

2011-1401-AMEND

has permission to Build a new Single Family Residence.

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

 01/18/2012  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-1835-SF 2011-14101-AMEND	Date Applied: 12/19/2011	CBL: 402- D-003-001	
Location of Construction: 58 GERTRUDE AVE	Owner Name: DIVERSIFIED PROPERTIES INC	Owner Address: PO BOX 10127  PORTLAND, ME 04104	Phone:  207-773-4988
Business Name:	Contractor Name: Custom Built Homes	Contractor Address: 123 Christopher Rd., North Yamouth ME	Phone:  (207) 650-6989
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-3
Past Use:  Single family home	Proposed Use:  Same - Single family home - change permit 2011-08-1835 to build colonial instead of cape & relocate footprint 5' further back	Cost of Work: 20000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>same conditions as previous</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: amend 2011-08-1835 to build colonial 32' x 24'		Pedestrian Activities District (P.A.D.)	

Permit Taken By:  1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 12/20/11 ABM</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>ABM</i>

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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.**
1. Footings/ Setbacks
  2. Foundation/ Backfill
  3. Close-In: (Electrical, Plumbing, Framing)
  4. Insulation prior to backfill
  5. Final Inspection/ Certificate of Occupancy

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development

Job ID: 2011-08-1835-SF

Located At: GERTRUDE AVE

CBL: 402- D-003-001

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted on 12/19/11. This is an amendment to the original permit to change the house from a cape with a dormer to a colonial. The footprint has been relocated five feet further back on the property. Any deviations shall require a separate approval before starting that work.
2. 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 addition, 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.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. **A sprinkler system shall be installed.**
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

### **DRC**

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
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.

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5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. 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.
8. 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.
9. 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.
10. 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.
11. 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.

## **Building**

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. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Building Envelope Energy Requirements must comply with MUBEC.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. 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 Operation for emergency escape.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
7. **Note: Submit specifications for Engineer Trusses prior to construction.**

<p>Type of Heating System</p>		
<p><b>Means of Egress</b> (Sec R311 &amp; R312)  <b>Basement</b>   <b>Number of Stairways</b>   <b>Interior</b>   <b>Exterior</b>   <b>Treads and Risers</b>          (Section R311.5.3)   <b>Width</b> (Section R311.5.1)   <b>Headroom</b> (Section R311.5.2)   <b>Guardrails and Handrails</b>          (Section R312 &amp; R311.5.6 – R311.5.6.3)</p>	<p>Bulkhead          4          2          2  <math>\frac{5}{8}</math>" X 10" Net          7 1/4" X 10" Net          3'-0"          6-8" (+/-)          36" Rail &amp; 34" Rail</p>	<p>okay               okay            → 6-8" min. Req.</p>
<p><b>Smoke Detectors</b> (Section R313)  <b>Location and type/Interconnected</b></p>	<p>"Sec A1" CO &amp; smoke</p>	<p>okay</p>
<p><b>Dwelling Unit Separation</b> (Section R317) and  <b>IBC – 2009</b> (Section 1207)</p>	<p>N/A</p>	
<p><b>Deck Construction</b> (Section R502.2.1)</p>		

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 16" Footing 2 - #4 Rebar w/ 8" Thick Wall	24x24 for Colly Columns (okay)
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Drain & Pipe Damp proofing Slab	(okay)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	(okay)
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" DIA Bolts 3'-0" o.c. 2 @ Corners	(okay)
Lally Column Type (Section R407)	3/2" Colly	
Girder & Header Spans (Table R 502.5(2))	(2) 2x10" 5'-8" Max	(okay)
Built-Up Wood Center Girder Dimension/Type	↑	
Sill/Band Joist Type & Dimensions	2x6" P.T.	(okay)
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" o.c. 12'-0" Max	(okay)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" o.c. 12'-0" Max	(okay)
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses 24" o.c w/ Bottom Chord	(1) Need Specs.

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	$5 \frac{12}{12}$ @ 24" o.c. Trusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 1/2" / Roof: 5/8	Okay
Fastener Schedule (Table R602.3(1) & (2))	"Per Code"	Okay
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Shown on "A1 & A2"	Okay
Roof Covering (Chapter 9)	25 Yr Asphalt	Okay
Safety Glazing (Section R308)	"Tempered Glass" in Bath	Okay
Attic Access (Section R807)	22 x 30" Shown	Okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	"Short A1"	Okay
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Floor: R-21 Ceiling: R-49 Walls: R-21 U-Factor: .35	