

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KING CONSTRUCTION CORP /King Construction Corp

Located at

1 STEPPING STONE LN (Lot 1)

PERMIT ID: 2013-00204

ISSUE DATE: 05/17/2013

CBL: 406 F051001

has permission to **build a new, cape with full dormer on rear (26' x 36') with a 16' x 22' attached garage**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 procured prior to occupancy.

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00204

Located at: 1 STEPPING STONE LN (Lot 1)

CBL: 406 F051001

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00204	Issue Date:	CBL: 406 F051001
--------------------------	-------------	---------------------

Location of Construction: 1 STEPPING STONE LN (Lot 1)		Owner Name: KING CONSTRUCTION CORP		Owner Address: 198 SACO AVE OLD ORCHARD BEACH, ME 04064		Phone: (207) 934-7622	
Business Name:		Contractor Name: King Construction Corp		Contractor Address: 198 Saco OOB ME 04064		Phone: (207) 934-7622	
Lessee/Buyer's Name		Phone:		Permit Type: New Single Family		Zone: R3	
Past Use: Vacant Land		Proposed Use: Single family		Permit Fee: \$1,955.00		Cost of Work: \$144,000.00	
Proposed Project Description: build a new, cape with full dormer on rear (26' x 36') with a 16' x 22' attached garage		FIRE DEPT:		INSPECTION:		CEO District: 5	
		<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A		Use Group: R3 Type: SB IRC, 2009 (MUBEC)		Signature: <i>[Signature]</i>	
		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____			

Permit Taken By: bjs	Date Applied For: 01/30/2013	Zoning Approval		
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 information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>Phase 7 - Zone X</i> <input type="checkbox"/> Site Plan Level I Minor Residential Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: 4/26/13 <i>ARM</i>	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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>ARM</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 application 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 (ONLY)
or email: 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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
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.

City of Portland, Maine - Building or Use Permit

59 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00204	Date Applied For: 01/30/2013	CBL: 406 F051001
--------------------------	---------------------------------	---------------------

Location of Construction: 1 STEPPING STONE LN (Lot 1)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco OOB	Phone (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	

Proposed Use: Single family	Proposed Project Description: build a new, cape with full dormer on rear (26' x 36') with a 16' x 22' attached garage
--------------------------------	--

Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/26/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>2) This permit is being approved on the basis of site plan submitted on April 19, 2013 & building plans submitted on April 26, 2013. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 05/16/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent.</p> <p>2) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p> <p>Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.</p> <p>3) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).</p> <p>4) 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.</p> <p>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.</p> <p>5) 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</p> <p>R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.</p> <p>6) 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.</p>			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 04/22/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Location of Construction: STEPPING STONE LN (Lot 1)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco OOB	Phone: (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	

- 1) 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) 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.
- 3) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 4) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.

Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 04/22/2013

Note: Ok to Issue:

- 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 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 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.
- 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 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) 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.
- 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.

Location of Construction: 1 STEPPING STONE LN (Lot 1)	Owner Name: KING CONSTRUCTION CORP	Owner Address: 198 SACO AVE	Phone: (207) 934-7622
Business Name:	Contractor Name: King Construction Corp	Contractor Address: 198 Saco OOB	Phone (207) 934-7622
Lessee/Buyer's Name	Phone:	Permit Type: New Single Family	

13 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.