

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MOUNTAIN ROAD PROPERTIES LLC

Located at

1165 WASHINGTON AVE

PERMIT ID: 2017-00040

ISSUE DATE: 04/06/2017

CBL: 408 D011001

has permission to **For the construction of a 26' x 36' two story, single-family home with a one story attached garage (26' x 24') & 34' x 6' covered porch.**

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*

*Building Inspections*

*Fire Department*

Use Group:

Type:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Site VISIT

Final - DRC

Foundation/Backfill

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical - Residential

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00040	<b>Date Applied For:</b> 01/11/2017	<b>CBL:</b> 408 D011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> New Single-Family Home	<b>Proposed Project Description:</b> For the construction of a 26' x 36' two story, single-family home with a one story attached garage (26' x 24') & 34' x 6' covered porch			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 03/08/2017 <b>Note:</b> R-3 Zone, Stream Protection <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <p>- Rear of the property is in the flood zone - zone AE- the zone starts 300' back from Washington Ave - the rear of the house is 225' back from Washington Ave - so it is not in the flood zone.  *The two assessing lots - 408-D-011 (1165 Washington Ave) &amp; 408-D-019 (1167 Washington Ave.) are owned by Mountain Road Properties LLC as one lot under zoning. 408-D-012 (1159 Washington avenue) is owned by Wayne &amp; Suzanne Berzinis. The applicant Mountain Road Properties LLC has provided deeds that show a land swap between the two abutters. This application is proposing a split in the property now owned by Mountain Road Properties, LLC Properties to create two lots. The existing house will be located on one lot and a new single family house will be built on the new lot.</p> <b>Conditions:</b> <ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 04/05/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> <ol style="list-style-type: none"> <li>1) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.</li> <li>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.</li> <li>3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade). R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403</li> <li>4) Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread. A code compliant emergency escape shall be provided in each newly created 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</li> <li>5) 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.</li> <li>6) 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).</li> </ol>				

**PERMIT ID:** 2017-00040

**Located at:** 1165 WASHINGTON AVE

**CBL:** 408 D011001

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Jason Grant      **Approval Date:** 03/20/2017

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 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. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 2) 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 NFPA 13D or greater protection.  
A separate City of Portland One and Two Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation.
- 3) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 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.
- 4) City of Portland Code Chapter 10 section 10-3 (L) 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.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Rob Wiener/Phil DiPle      **Approval Date:** 03/28/2017

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 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.
- 2) 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.
- 3) During installation of the foundation drain outfall, all necessary measures shall be taken to minimize the impact of excavation and drainage, including erosion control measures, riprap at the daylight outfall, and careful location of the pipe to minimize impact on vegetation, particularly existing trees.
- 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) As-built record information for sewer and stormwater service connections must be submitted to Public Services Engineering Section (55 Portland Street) and approved 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.
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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) 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 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.
- 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.
- 15 Approved site plan is the revision dated March 9, 2017. Approved boundary survey was revised March 1, 2017, and recorded March 24, 2017.
- 16 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.