

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BERZINIS WAYNE & SUZANNE D BERZINIS JTS

Located at

1159 WASHINGTON AVE - new rear lot

PERMIT ID: 2017-00618

ISSUE DATE: 09/18/2017

CBL: 408 D012001

has permission to **Construct new two story, single family dwelling (26' X 34') with one story, attached garage (24' x 24') , a 12' x 12' rear deck & a 5' x 20' covered front 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

single family

Building Inspections

Use Group:

Type:

New Single Family Residence

13D sPrinkler

ENTIRE

MUBEC / 2009 IRC

Fire Department

Classification:

One or Two Family Dwellings

ENTIRE

NFPA 101 CH# 24

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Backfill

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00618	Date Applied For: 05/01/2017	CBL: 408 D012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New single family- on new lot being split from existing lot	Proposed Project Description: Construct new two story, single family dwelling (26' X 34') with one story, attached garage (24' x 24') , a 12' x 12' rear deck & a 5' x 20' covered front porch			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/18/2017 Note: R-3 Zone Ok to Issue: <input checked="" type="checkbox"/> Stream Protection- must be 75' back from high water Flood Zone - Building appears to be in Zone X - Rear of property in Zone AE & Floodway Panel 7 (Revised to Reflect LOMR Effective March 20, 2014) * New CBL will be 408-D-024 and address wil be 1157 Washington Ave Conditions: 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) With the issuance of this permit and the certificate of occupancy, 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 issued with the condition tha the existing garage (located on the property line dividing Lot 1 and Lot 2) is demolished as soon as the site work begins for the new single family home. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 09/13/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 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. 2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 3) 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. 4) All construction shall comply with City Code Chapter 10. A sprinkler system shall be installed. 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. 5) R310. Emergency Escape and rescue Openings - Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. The net clear opening dimension required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. R310.1.1 ... Exception: Grade Floor openings shall have a minimum net clear opening of 5 square feet R310.1.2 Minimum opening Height - The minimum net clear opening width shall be 24 inches R310.1.3 Minimum Opening Width - The minimum net clear opening width shall be 20 Inches				

PERMIT ID: 2017-00618

Located at: 1159 WASHINGTON AVE - new

CBL: 408 D012001

- 6) 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.
- 7) 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.
- 8) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 9) 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.
- 10) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 11) 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.
- 12) 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.)
- 13) 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.
- 14) 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.
- 15) Existing garage is to be removed immediately after granting of building permit and demolition permit.
- 16) 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.