### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK







This is to certify that

**PERMIT ID: 2013-02334** 

#### Located at

60 HUNTINGTON AVE

SHEREE FORREST/Diversified Properties, Inc /Jim Wolf

**ISSUE DATE:** 11/12/2013 **CBL:** 410 D001001

has permission to Construct a 24x32' Single Family Cape with full dormer on rear

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 clsoed-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.

/s/ Chris Pirone

/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 InspectionsUse Group: R-3Type: 5BSingle FamilyENTIREMUBEC

*Fire Department* Classification: One or Two Family Dwellings ENTIRE 2009 NFPA

# 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:**

Footings/Setbacks Foundation/Backfill Electrical - Residential Close-in Plumbing/Framing w/Fire & Draft Stopping Certificate of Occupancy/Final Final - DRC

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.

Cit	ty of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:						
	Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8	8716	2013-02334	10/16/2013	410 D001001						
Proj	posed Use: Pr	Proposed Project Description:									
Sir	ngle Family Home C	Construct a 24x32' Single Family Cape with full dormer on rear									
-											
		ewer:	Ann Machado	Approval Da	_						
	ote:				Ok to Issue:						
	<b>onditions:</b> As discussed during the review process, the property must be clearly	v identi	fied prior to pouri	ng concrete and com	pliance with the						
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 property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.										
3)	This office needs to receive a recorded deed for this lot before the ce	ertifica	te of occupancy is	issued.							
4)	4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.										
D	ept: Building Status: Approved w/Conditions Revie	ewer:	Tammy Munson	Approval Da	ate: 11/05/2013						
N	ote:				Ok to Issue:						
C	onditions:										
1)	1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedroom and on every level.										
	The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.										
2)	Permit 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.										
3)	The attic scuttle opening must be 22" x 30".										
4)	The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required.										
5)	Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 for details.										
	Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.										
	Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.										
6)	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.										
	For One and Two Family homes this applies to new and existing bui	ildings	that have attached	l garages, or fuel fire	d appliances.						
7)	Egress size windows are required (1) in each bedroom per IRC Sec. R310										
8)	The design load spec sheets for any engineered beam(s) / Trusses mu	ust be s	submitted to this o	ffice.							
9)	The attic scuttle opening must be 22" x 30".										

10	Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including
	pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a
	part of this process.

	part	of this pr	rocess.							in the provide			a tot appr		-
De	pt:	Fire		Status	: App	roved w/Cor	nditions	Rev	viewer:	Chris Pire	one	Approv		10/22/	
No	te:												Ok to	Issue:	$\checkmark$
	nditi														
1)	A co	py of the	e State S	prinkler	permit	with RMS d	late and sig	gnature	shall be	provided	prior to sche	eduling of th	e final insp	ection.	
	<ul> <li>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: <ul> <li>(1) All sleeping rooms</li> <li>(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms</li> <li>(3) On each level of the dwelling unit, including basements.</li> </ul></li></ul>														
	<ul> <li>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:</li> <li>(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms</li> <li>(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces</li> </ul>														
	A sp requi		ystem sł	all be in	stalled	in accordance	ce with NF	PA 13	D. And	fee One-	or Two-fam	ily CITY Fii	re Sprinkle	r Permit	is
De	pt:	DRC		Status	: App	roved w/Cor	nditions	Rev	viewer:	Philip Di	Pierro	Approv	al Date:	11/12/	2013
No	te:												Ok to	Issue:	$\checkmark$
Co	nditi	ions:													
1)	This	office ne	eeds to r	eceive a	recorde	ed deed for t	this lot befo	ore the	certifica	te of occuj	pancy is issu	ied.			
	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.														
	inspe inspe	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.													
		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.													
		-		-	•	project. Plea otified five (								-	
				nit(s) is r nd are eli		d for your si	te. Please c	contact	Carol M	lerritt ay 8	74-8300, ex	t. 8822. (Or	nly excavat	ors licer	ised
				eview Co l conditio		or reserves t	the right to	require	e additic	onal lot gra	ding or othe	r drainage ii	mprovemer	nts as	
	writt	en condi	tions of	approva	l. The r	ntained as de nodification approval of a	of the app	roved s	site plan	or alteration	on of a parce				
	distu	rbance, a	and shal	l be done	e in acc	hall be estab ordance witl Guidelines.	h Best Mar	nageme	ent Pract	ices, Main	e Departmer	nt of Enviror	nmental Pro	otection	
						urveyor insta operty corne	-	the iss	suance o	f any Certi	ficate of Oc	cupancy, pe	rmanent		

- 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 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.