### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# ITY OF PORTLAN IIILDING PERMI



This is to certify that

TPO PROPERTIES LLC

Located at

22 ICE POND DR

**PERMIT ID:** 2017-01262

**ISSUE DATE:** 10/06/2017

CBL: 414 A013001

For the construction of a 3,504 SF single-family home (finished basement) with an has permission to attached, 1,092 SF garage.

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

single family

**PERMIT ID:** 2017-01262

**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

CBL: 414 A013001

Located at: 22 ICE POND DR

# 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

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.

**PERMIT ID:** 2017-01262 **Located at:** 22 ICE POND DR **CBL:** 414 A013001

### City of Portland, Maine - Building or Use Permit

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

Permit No: 2017-01262

Date Applied For: 08/04/2017

CBL: 414 A013001

Proposed Use:

New Single-Family Home

**Proposed Project Description:** 

For the construction of a 3,504 SF single-family home (finished basement) with an attached, 1,092 SF garage.

**Dept:** Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 10/03/2017

Note: R-3 Ok to Issue: ✓

two CBLs 414-A-013 & 415-A-023 Not in flood zone - panel 2 - Zone X

partial daylight basement

\*deck is within the 75' DEP Stream Jurisdiction - submitted PBR to DEP on 9/7/2017

#### **Conditions:**

- 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 addition, it may be required to be located by a surveyor.
- 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 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:** 10/05/2017 **Note:** • Ok to Issue: ✓

#### **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.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 09/25/2017 **Note:** • **Ok to Issue:** ✓

#### **Conditions:**

1) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 24 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.

- 2) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). 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.

In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit.

**PERMIT ID:** 2017-01262 **Located at:** 22 ICE POND DR **CBL:** 414 A013001

- 3) 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.

10/05/2017 Dept: DRC **Status:** Approved w/Conditions Reviewer: Rob Wiener **Approval Date:** Note:

Ok to Issue:

#### **Conditions:**

- 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 Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4) All disturbed areas are to be protected with erosion control measures, including area associated with construction of the septic
- 5) 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.
- 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) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 8) 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.
- 9) 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.
- 10 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.
- 11 Disturbance within the 75' stream setback and the no disturb stormwater buffer is limited to only those activities explicitly approved: rear deck, leach field and toe slope (with required tree plantings,) and the foundation drain outlet.
- 12 Foundation drain is to traverse only areas that are already being disturbed for the leach bed, toe slope, and required tree planting.
- 13 Minimum driveway separation is 20'.
- 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.

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