

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
TPO PROPERTIES LLC

Located at
45 ICE POND RD

PERMIT ID: 2014-02728 ISSUE DATE: 01/06/2015 CBL: 414 A020001

has permission to **Build a 3 bedroom, 2 bath single story home (43' x 62') with an attached two car garage and rear deck (16' x 12').**

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 cloed-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/ David Petruccelli

/s/ Jonathan Rioux

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

Fire Department

Classification:

One or Two Family Dwellings

ENTIRE

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Final - Fire
Certificate of Occupancy/Final
Final - DRC
Final - Electric

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		Permit No: 2014-02728	Date Applied For: 11/21/2014	CBL: 414 A020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home	Proposed Project Description: Build a 3 bedroom, 2 bath single story home (43' x 62') with an attached two car garage and rear deck (16' x 12').			
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/12/2014	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
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Dept: Building	Status: Approved w/Conditions	Reviewer: Jonathan Rioux	Approval Date: 01/06/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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).				
2) Headers and required number of jack studs must comply with Table R502.5(1) or exterior bearing walls.				
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) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).				
Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.				
5) 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 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				
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.				
Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.				
7) 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.				
8) R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.				
9) 1.Mechanical or natural ventilation is required in the bathroom.				
10 As discussed with the Contractor- Ventilation/Access shall comply with Section R408.1 & R408.3 for the space above the garage.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 12/12/2014	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				

PERMIT ID: 2014-02728

Located at: 45 ICE POND RD

CBL: 414 A020001

- 11 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.
- 12 All signage approved during the subdivision and site plan review, associated with individual lots ie stormwater buffer, tree save, wetlands, and Portland dog park, must be installed prior to the issuance of a Certificate of Occupancy.
- 13 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.
- 14 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.