DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

TPO PROPERTIES LLC

Located at

21 ICE POND DR (Lot 12)

PERMIT ID: 2016-02963

ISSUE DATE: 03/06/2017

CBL: 414 A022001

has permission to

Construct a 28' x 36' colonial-style home with an attached 24' x 24' garage and a 10'x 12' deck.

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

Type:

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

single-family

Use Group:

Single Family Residence

ENTIRE

MUBEC / 2009 IRC

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:

Site VISIT

Final - DRC

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Footings

Close-in Plumbing/Framing

Electrical - Commercial

Final Inspection

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-87			Permit No:	Date Applied For:	CBL:
		4-8716	2016-02963	12/08/2016	414 A022001
		Proposed Project Description:			
		Construct a 28' x 36' colonial-style home with an attached 24' x 24 garage and a 10'x 12' deck.			
D	ept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	ite: 01/19/2017
N	ote: R-3 zone Flood zone C, Panel 2			,	Ok to Issue: 🔽
	For setback measurement purposes, the full length of the from "front line" and "side street line" halfway through the arc. The and house facing it and the "side street line" is the remainder of	e "front l	ine" is the side wi)
C	onditions:		-		
1)	Separate permits shall be required for future decks, sheds, pools, a	and/or ga	rages.		
2)	The property must be clearly identified prior to pouring concrete a Due to the proximity of the setbacks of the proposed structure, it n				be established.
3)) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
4)	This permit is being approved on the basis of plans submitted. An work.	ıy deviati	ons shall require a	separate approval be	efore starting that
D	ept: Building Inspecti Status: Approved w/Conditions Rev	viewer:	Greg Gilbert	Approval Da	ote: 03/06/2017
N	ote:			1	Ok to Issue:
	onditions:				
1)	This permit is approved based upon information provided by the a approved plans requires separate review and approval prior to wor		or design professi	onal. Any deviation f	rom the final
2)	Separate permits are required for any electrical: plumbing, sprinkle and fuel tanks. Separate plans may need to be submitted for approximately		•		l exhaust systems
3)	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.				
D	ept: Fire Status: Approved w/Conditions Rev	viewer:	Jason Grant	Approval Da	ote: 03/06/2017
	ote:				Ok to Issue:
	onditions:				
1)	All residential occupancies, and all new multiple occupancies cont shall be protected in accordance with NFPA 720, Standard for the Equipment, 2009 edition. Detectors shall be provided in the follow	Installat	ion of Carbon Mon		
	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.				

- 2) 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).
- 3) 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. Sprinkler system installation shall comply with NFPA 13D.
- 4) City of Portland Code Chapter 10 section 10-3 (I) Single-station and or multiple-station non-ionization type (photoelectric) smoke alarms are required. Smoke Alarms shall be installed per NAPA 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.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Rob Wiener/Phil DiPie **Approval Date:** 01/19/2017 **Note:** Ok to Issue: ✓

Conditions:

- 1) Landscaping in accordance with the approved subdivision plan, including street trees, must be completed 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) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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 maintaned 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) 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.
- 8) 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.
- 9) 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.
- 10 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.