

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RICHMOND PROPERTIES LLC /TPO Properties LLC /
Tim Odonovan

Located at

1062 OCEAN AVE (lot 14)

PERMIT ID: 2013-01010

ISSUE DATE: 06/26/2013

CBL: 415 A001001

has permission to **Demolish existing Two Family Home - Build new 2 story Single Family Home - with an attached garage, and a detached garage using the existing foundation of previous garage**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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

Fire Official

/s/ Tammy Munson

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 home

Building Inspections

Fire Department

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BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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:

Pre-Demolition Inspection

Final - DRC

Footings/Setbacks

Foundation/Backfill

Close-in Plumbing/Framing

Electrical - Residential

Certificate of Occupancy/Final

Electrical Service

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: 2013-01010	Date Applied For: 05/20/2013	CBL: 415 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home		Proposed Project Description: Demolish existing Two Family Home - Build new 2 story Single Family Home - with an attached garage, and a detached garage using the existing foundation of previous garage		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/24/2013 Note: This is Lot 14 of the Old Barn Estates Subdivision reviewed under site plan 2112-584. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) This permit is being issued with the condition that the detached garage cannot exceed 18 feet in height measured to the midway point between the eaves and the highest point. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 5) This permit is being issued with the condition that the deed for the lot must be recorded before the certificate of occupancy is issued.				
Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 06/26/2013 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 06/02/2013 Note: Ok to Issue: <input type="checkbox"/>				
Conditions: 1) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required. 2) 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: (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces 3) 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: (1) All sleeping rooms (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms (3) On each level of the dwelling unit, including basements. 4) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.				
Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 06/13/2013 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) 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. 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.				

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- 3) 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.)
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) 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.
- 7) 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.
- 8) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
- 9) 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.
- 10) All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 11) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., 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.