

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

162 EASTERN PROMENADE LLC

Located at

162 EASTERN PROMENADE

PERMIT ID: 2015-02582

ISSUE DATE: 02/02/2016

CBL: 003 A007001

has permission to **Change of Use - Convert the existing two-family dwelling to a multi-family dwelling with three units. Construct new porches/decks, a sunroom, and second floor over the existing 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 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/ Craig Messinger

/s/ Jeanie Bourke

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

Multi-family dwelling (three units)

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartments (3 dwelling units)
Occupants = 26
NFPA 13R Sprinkler System
ENTIRE
MUBEC/IBC 2009

Fire Department

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/Rebar
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Final - Electric
Fire - Change of Use Inspection

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: 2015-02582	Date Applied For: 10/22/2015	CBL: 003 A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three- (3) Unit Residential		Proposed Project Description: Change of Use - Convert the existing two-family dwelling to a mul family dwelling with three units. Construct new porches/decks, a sunroom, and second floor over the existing garage.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 11/18/2015
Note: R-6 zone Use §14-436(b) - 80% of 2,402 sf (first floor footprint) = 1,922 sf expansion allowed. Proposed upper story expansion is 720 sf (2nd story over garage) plus 298 sf (3rd floor dormers) = 1,018 sf - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
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: Jeanie Bourke	Approval Date: 02/01/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
4) 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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messenger	Approval Date: 01/11/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Carbon Monoxide detection is required in accordance to NFPA 720.				
2) All smoke detectors shall be hard-wired, battery back-up, photoelectric.				
3) Sprinkler system shall comply with NFPA 13 R.				
4) Shall comply with NFPA 101, Chapter 30, New apartment buildings.				
5) Shall meet the requirements of NFPA 13R systems.				
6) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
7) All construction shall comply with City Code Chapter 10.				