DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

FY OF PORTLAN

UILDING PERM

This is to certify that

Located at 43 MUNJOY ST

CBL: 003 N005001

BROKISH THOMAS J & SARAH B AULD JTS

PERMIT ID: 2016-02296 **ISSUE DATE:** 09/30/2016

has permission to **Change of Use from a single-family home to a two-family. Remodel third floor** from storage to living space with the addition of two (2) dormers (900 SF).

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 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/ Michael White

/s/ Greg Gilbert

Fire Official

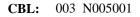
Building Official

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning Two-family **Building Inspections**

Fire Department

PERMIT ID: 2016-02296





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 are 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 6 months.
- If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop W Order" and subsequent release to continue.

REQUIRED INSPECTIONS:

Electrical - Residential Close-in Plumbing/Framing w/Fire & Draft Stopping Final Inspection Certificate of Occupancy/Final

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:	Date Applied For:	CBL:				
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2016-02296	08/29/2016	003 N005001				
Proposed Use:	Proposed Project Description:							
Two-family	Change third flo	of Use from a sing		two-family. Remod e addition of two (2)				
Dept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	ate: 09/09/2016				
Note: R-6 zone Lot size 8,498 sf, meets 2,000 sf min Min lot area/DU 725 sf - meets for two DU's First three DU's exempt from off-street parking requirements i	in the R-	6 zone		Ok to Issue: 🗹				
Appears that existing house meets setbacks but no plot plan w expansion limitation of §14-436(b) = 939 sf max allowed, pro		11.4						
Conditions:								
 This property shall remain a two-family dwelling. Any change of u approval. 	use shall	require a separate	permit application fo	or review and				
 This permit is being approved on the basis of plans submitted. An work. 	y deviati	ons shall require a	i separate approval b	efore starting that				
Dept: Building Inspecti Status: Approved w/Conditions Rev Note:	viewer:	Greg Gilbert	Approval Da	ate: 09/29/2016 Ok to Issue: ☑				
Conditions:				OK 10 155000 —				
 The installation must comply with UL, the Manufacturers' Listing Maintain proper setback(s) from property lines/buildings and prop M1804.2.5 Direct vent terminations. Vent terminals for direct-vent manufacturer's installation instructions. R302.4 Dwelling unit rated penetrations. Penetrations of wall or fl accordance with Section R302.2 or R302.3 shall be protected in accordance 	er clearan t appliand	nces from vertical ces shall be install ng assemblies requ	openings when direct led in accordance wit uired to be fire-resista	ct venting th the				
 Separate permits are required for any electrical: plumbing, sprinkle and fuel tanks. Separate plans may need to be submitted for approx 				d exhaust systems				
3) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required A sprinkler system is recommended but not required based on the Plans indicate the repairs will not exceed _50_% of the total comp	following	g:						
4) Glass glazing required adjacent to stairways when exposed surface A code compliant emergency escape shall be provided in each new inches from finished grade shall be a minimum of 24 inches (no hi compliance with Section R612.4.2	vly create	ed bedroom(s). Wi	indow sills in locatio	ns more than 72				

5) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 311/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

6) R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTME 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

Dept:	Fire	Status:	Approved w/Conditions	Reviewer:	Michael White	Approval Date:	09/12/2016
Note:						Ok to	Issue: 🗹

Conditions:

- 1) 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).
- 2) Fire doors are required in shared stairwells.
- All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehsbilitation, and Chapter 24, One nd Two Family Dwellings.
- 4) All means of egress to remain accessible at all times.
- 5) All smoke alarms shall be photoelectric.
- 6) 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
- 7) 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.
- 8) Egress windows shall provide a clear opening of not less than 5.7 Sq. Ft. The width shall not be less than 20 inches, and height shall not be less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor (Chapter 24.2.2.3.3).
- 9) All construction shall comply with City Code, Chapter 10.