DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

MORSE GLENN A /TBD

Located at

218 Washington Ave

PERMIT ID: 2014-01234

ISSUE DATE: 10/10/2014

010 A015001 CBL:

has permission to

Change from Residential and medical offices to a 2 unit residential with site upgrades for parking & adding a third floor & 3 story addition - 23' x 7.5'

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/ David Petruccelli

/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

Building Inspections

Fire Department

Two family

Type: 5B

Use Group: R-3

Residential Two Family - 4 stories

Occupant Load = 20

NFPA 13R

ENTIRE

MUBEC/IBC 2009

PERMIT ID: 2014-01234 Located at: 218 Washington Ave CBL: 010 A015001

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:

Final - DRC

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.

Permit No: Date Applied For: CBL: City of Portland, Maine - Building or Use Permit 2014-01234 06/05/2014 010 A015001 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 Proposed Use: Proposed Project Description: 2 unit residential Change from Residential and medical offices to a 2 unit residential with site upgrades for parking & adding a third floor & 3 story addition - 23' x 7.5' **Dept:** Zoning **Status:** Approved w/Conditions Reviewer: Ann Machado **Approval Date:** 08/22/2014

Conditions:

Note:

1) With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Ok to Issue:

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

 Dept:
 Building
 Status:
 Approved w/Conditions
 Reviewer:
 Jeanie Bourke
 Approval Date:
 10/10/2014

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) 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.
- 2) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods.
- 3) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE DETAILS FOR THE SHEAR WALL CONSTRUCTION PER THE STRUCTURAL PLANS.
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC or R317.3.1.2 of the IRC.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** David Petruccelli **Approval Date:** 09/05/2014 **Note:** Ok to Issue: ✓

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) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf
- 3) All construction shall comply with City Code Chapter 10.
 http://www.portlandmaine.gov/citycode/chapter010.pdf
 A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
 A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
 This review does not include approval of sprinkler system design or installation.
- 4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 5) Application requires State Fire Marshal approval.

PERMIT ID: 2014-01234 **Located at:** 218 Washington Ave **CBL:** 010 A015001

- 6) Prior to final inspection the Fire Department shall be provided with the State Sprinkler Permit with RMS sign off and date, and the completed and signed Contractor's Material and Test Certificates.
- 7) All smoke detectors shall be photoelectric.
- 8) Common areas shall be covered by combination CO/smoke detectors
- 9) Installation shall be in accordance with the City of Portland Fire Department Regulations and NFPA 13 as published. A copy of the State Sprinkler permit with RMS date and signature and the Contractor's Material and Test Certificate for Aboveground Piping (NFPA 13 figure 24.1) shall be provided prior to scheduling of the final inspection.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Shukria Wiar **Approval Date:** 08/27/2014 **Note:** Ok to Issue: ✓

Conditions:

- 1) 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.
- 2) 1.That the following shall be submitted for review and approval to the satisfaction of the Corporation Counsel prior to the issuance of a Certificate of Occupancy:
 - a. Easement for the shared driveway;
 - b. Easement for the shared retaining wall; and
 - c.License for the landscaping under the overhang of the bay in the City right-of-way.
 - 2. That the construction easement with the abutting neighbor, Morgan Gavin, LLC shall be submitted for review and approval to the satisfaction of the Corporation Counsel prior to the issuance of a building permit.
 - 3. That the retaining wall shall be reviewed and approved by the Inspection Division.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 9) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 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.
- 11 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.
- 12 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.