

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MORSE GLENN A /TBD

Located at

218 Washington Ave

PERMIT ID: 2014-01234

ISSUE DATE: 10/10/2014

CBL: 010 A015001

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 cloed-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

Fire Official

/s/ Jeanie Bourke

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

Use Group: R-3 **Type:** 5B
Residential Two Family - 4 stories
Occupant Load = 20
NFPA 13R
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:

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-01234	Date Applied For: 06/05/2014	CBL: 010 A015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 2 unit residential	Proposed Project Description: 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				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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.				
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: <input checked="" type="checkbox"/>
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 Petrucci Approval Date: 09/05/2014				
Note:				Ok to Issue: <input checked="" 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) 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.				

