

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

REDFERN MUNJOY LLC/WRIGHT RYAN  
CONSTRUCTION

**Located at**

79 WALNUT ST

**PERMIT ID:** 2013-02752

**ISSUE DATE:** 03/06/2014

**CBL:** 012 H017001

has permission to **Change of use from vacant land & 5 dwelling units to 29 residential townhomes in 6 buildings**

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/ Chris Pirone

/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***

29 residential Townhouses in six buildings

***Building Inspections***

**Use Group:** Townhou Type: 5B  
se/R-3

Single Family Townhouses Buildings A,  
E & F  
R-3 Townhouses Buildings B, C & D  
NFPA 13R Sprinkler System  
No Fire Alarm Required

MUBEC/IRC/IBC 2009

***Fire Department***

**Classification:**

One or Two Family Dwellings  
ENTIRE  
2009 NFPA

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

Footings/Setbacks  
Foundation/Rebar  
Foundation/Backfill  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final  
Final - Electric  
Final - Fire  
Final - DRC

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-02752	<b>Date Applied For:</b> 12/17/2013	<b>CBL:</b> 012 H017001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 29 Residential Townhomes in 6 Buildings		<b>Proposed Project Description:</b> Change of use from vacant land & 5 dwelling units to 29 residential townhomes in 6 buildings		
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/07/2014	
<b>Note:</b> 1/7/14 Currently, the address is 79 Walnut Street. The CBL for this address is 012 H017. The other CBLs associated with this project are - 012 -F-002 (part of), 012-F-004, 007, 018, 019 & 020; 012-G-006; 012-H-001, 003, 005, 007, 009, 013, 017 & 022. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
Building A - 3 units Building B- 6 units Building C- 5 units Building D - 4 units Building E - 5 units Building F - 6 units				
<b>Conditions:</b>				
1) This property shall remain as 29 dwelling units in 6 buildings - Building A - 3units, Building B - 6 units, Building C - 5 units, Building D - 4 units, Building E - 5 units & Building F- 6 units. Any change of use shall require a separate permit application for review and approval. 2) Separate demollition permits need to be applied for to demolish 79 Walnut Street and 1 East Cove Street. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/05/2014	
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) .Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 2) 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. 3) Penetrations 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 4) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken 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.				
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<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 03/05/2014	
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) Shall comply with 2009 NFPA 101 Chapter 24 One-and Two-Family Dwellings 2) Street addresses shall be marked on the structure. 3) Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. 4) All new smoke detectors and smoke alarms shall be photoelectric. 5) 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.				

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- 6) At the main entrance of the property directory signage shall be required. Call Fire Prevention 874-8400 for final approval.
- 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.
- 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

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 02/25/2014

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) See Planning conditions of approval.