

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GREENLEAF APARTMENTS LLC

Located at

42 GREENLEAF ST (52 Greenleaf St)

PERMIT ID: 2016-02052

ISSUE DATE: 10/04/2016

CBL: 012 I002001

has permission to **Structural repairs and renovations to the existing fire-damaged three- (3-) unit bldg. - 52 Greenleaf St.**

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.
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/s/ Michael White

/s/ Laurie Leader

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

#52 - Three dwelling units

Building Inspections

Use Group: R-2

Type: 5B

3 Dwelling Units

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 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 Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Above Ceiling Inspection
Electrical Close-in w/Fire & Draftstopping
Final - Commercial
Final - Electric
Final - Fire

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: 2016-02052	Date Applied For: 08/03/2016	CBL: 012 I002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Multi-Family - Three- (3-) Unit Bldg. - 52 Greenleaf St.		Proposed Project Description: Structural repairs and renovations to the existing fire-damaged three (3-) unit bldg. - 52 Greenleaf St.		
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/21/2016	
Note: R-6 zone All interior work except rebuild/reconfigure the exterior stairs & landings to code - small reduction in landscaped area - OK per §14-440.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This building shall remain three dwelling units. 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.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 09/30/2016	
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) 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) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
4) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.				
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
5) 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, including electrical fixtures and exhaust vents.				
6) 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 prior to these inspections.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 09/14/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
2) 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).				
3) 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.				
4) All means of egress to remain accessible at all times.				

PERMIT ID: 2016-02052

Located at: 42 GREENLEAF ST (52 Greenleaf) **CBL:** 012 I002001

- 5) A Knox Box is required.
- 6) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 7) Sprinkler system installation shall comply with NFPA 13R.
- 8) A separate Fire Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 9) All smoke alarms shall be photoelectric.
- 10) 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
- 11) All construction shall comply with City Code, Chapter 10.