

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
CARTER DONALD L

**Located at**  
98 WASHINGTON AVE

**PERMIT ID:** 2015-01625    **ISSUE DATE:** 09/15/2015    **CBL:** 012 K018001

has permission to **Legalization of one (1) non-conforming dwelling unit. - permit #2015-01736 applied for to add one dwelling unit on the 2nd floor and a dwelling unit on the 3rd floor in the front**

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/ 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***

One dwelling unit on part of 3rd floor & all of 4th floor

***Building Inspections***

**Use Group:** B/M/R-    **Type:** 3B  
2/S

***Fire Department***

Business  
Mercantile  
Apartment House - 3 Units  
Storage - Occupant load  
Bulding is sprinkled NFPA 13  
ENTIRE  
MUBEC/Housing Code

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:**

Legalize Nonconforming units  
Fire - Change of Use 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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-01625	<b>Date Applied For:</b> 07/08/2015	<b>CBL:</b> 012 K018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Legalize one existing dwelling unit on part of the 3rd floor (rear) and the 4th floor		<b>Proposed Project Description:</b> Legalization of one (1) non-conforming dwelling unit. - permit #2015-01736 applied for to add one dwelling unit on the 2nd floor and a dwelling unit on the 3rd floor in the front		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/28/2015
<b>Note:</b> The existing use of the building was law offices with one nonconforming dwelling unit (rear of 3rd floor and 4th floor). This permit is being applied for to legalize this nonconforming unit. A separate Level I Minor Residential Site Plan Application is going to be applied for to add one unit to the second floor and one unit in the front of the third floor. All the work will be done on that permit.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) With the issuance of this permit and permit #2015-01736 and the certificates of occupancy the legal use of this property will be offices on the first floor and three dwelling units above. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspection		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 09/15/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
2) 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.				
3) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.				
4) This permit DOES NOT authorize any construction activities. The work associated with the plans reference BP#2015-01736.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> David Petrucci	<b>Approval Date:</b> 08/07/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.				
4) Hardwired single-station smoke alarms are required within the dwelling units. 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.				
New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.				
5) Any Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.				

- 6) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. 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 spacesNew CO alarms shall be hardwired.
- 7) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 8) All smoke detectors shall be photoelectric.
- 9) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 10) Carbon Monoxide detection is required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 11) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 12) A separate 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.
- 13) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
- 14) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 15) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 16) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 17) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 18) 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.  
Shall meet the requirements of 2009 NFPA 1 Fire Code.  
Shall meet the requirements the most recent NFPA 30 Flammable and Combustible Liquids Code.  
Shall meet the requirements the most recent NFPA 30A Code for Motor Fuel Dispensing Facilities and Repair Garages.  
Shall have State Fire Marshall Permit.  
Shall have DEP Permit.