

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
KLEIBACKER MARJORIE

Located at
27 Greenleaf St

PERMIT ID: 2018-00158 ISSUE DATE: 03/23/2018 CBL: 012 0001001

has permission to **Install 6 new egress windows (2 per unit bedrooms) & 3 basement windows. Install front entry door, 7 fire doors (2 per unit front & back entries; 1 in basement). Install new stair treads in front & back entries, new hand railing front hall to basement.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Brian Stephens

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

three dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartment House (3 Units)
Non-Sprinkled
ENTIRE
MUBEC/IBC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final Inspection

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00158	Date Applied For: 02/05/2018	CBL: 012 0001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: same: three dwelling units	Proposed Project Description: Install 6 new egress windows (2 per unit bedrooms) & 3 basement windows. Install front entry door, 7 fire doors (2 per unit front & back entries; 1 in basement). Install new stair treads in front & back entries, new hand railing front hall to basement.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/06/2018 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This property shall remain three dwelling units. Any change of use shall require a separate permit application for review and approval. 2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is only approving work within the existing building footprint and shell. 3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 03/19/2018 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Guardrail openings shall be less than 4" up to a height of 36". From 36" - 42" the opening can be less than 4-3/8". 2) This permit is approved under IBC Sec. 3404.1, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Dimensions of guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible. 3) 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. 4) 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. 5) All pre-1978 building and housing stock shall meet State and Federal regulations for lead abatement. 6) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 7) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 8) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction. 9) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 03/23/2018 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Per NFPA 101 section 7.1.3.2.1 exits and stairways in building 3 or fewer stories in height shall be constructed of a 1-hour fire resistance rated walls and ceilings and shall have 1-hour self-closing and latching fire rated doors at all openings.				

PERMIT ID: 2018-00158

Located at: 27 Greenleaf St

CBL: 012 0001001

- 2) Every sleeping and living area in a residential occupancy shall have at least 1 primary means of escape and 1 secondary means of escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys or special effort. In buildings built before 1976, egress windows shall provide a net clear opening 3.3 sq. ft. The width shall not be less than 20 inches and height shall not be less than 24 inches. In addition, if all window parts were removed the entire opening must be 5.0 sq. ft. in size. The bottom of the window opening shall not be more than 44 inches above the floor unless a permanent step is installed. The opening shall also meet the other requirement of NFPA 101 section 24.2.2.3.3.
- 3) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.