

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

123 CUMBERLAND LLC

**Located at**

123 CUMBERLAND AVE

**PERMIT ID:** 2018-00306

**ISSUE DATE:** 05/03/2018

**CBL:** 013 D016001

has permission to **Add two shed dormers and elevated exterior deck on rear of house. Rebuild & expand ground floor entry and first floor entry. Gut renovation of 2nd & 3rd floors & partial renovation of first floor.**

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 family

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Residential Apartment House (3 Units)  
Sprinkled: NFPA 13R  
ENTIRE  
MUBEC/IBC-2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE  
NFPA 101 CH 31

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

Setbacks and Footings Prior to Pouring

Footings

Foundation/Rebar

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2018-00306	<b>Date Applied For:</b> 03/07/2018	<b>CBL:</b> 013 D016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Three dwelling units		<b>Proposed Project Description:</b> Add two shed dormers and elevated exterior deck on rear of house. Rebuild & expand ground floor entry and first floor entry. Gut renovation of 2nd & 3rd floors & partial renovation of first floor.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 03/29/2018	
<b>Note:</b> R-6 zone				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>Lot size 5,057 sf - meets 2,000 sf min          Lot area/DU 1,686 sf - meets 725 sf min          Expanded ground floor entry, expanded 1st floor side entry and new rear decks - will all meet setbacks of 0' from front (avg of abutters), 5' from sides, and 10' from rear (all distances scaled).          Lot coverage 60% - meets          Landscaped open space - 20% = 1,011 sf min - remaining approx 1,400 sf - OK          Upper story expansion - Property is conforming to both land area per dwelling unit and setbacks. No limitation on floor area.          Height - avg grade 72.2' - height of bldg from avg grade to halfway between dormer eaves and ridge = 36.4 feet. Meets stepback as no portion of the building within 10' of side lot line is above 35 feet.</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This property shall remain a three dwelling units. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 05/02/2018	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Sprinkler systems to be designed and installed per IBC 2009 standards Sec. 903.3</li> <li>2) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> <li>3) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.</li> <li>4) 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</li> <li>5) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.</li> <li>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.</li> <li>7) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov</li> <li>8) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4</li> <li>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.</li> <li>10) 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.</li> </ol>				

**PERMIT ID:** 2018-00306

**Located at:** 123 CUMBERLAND AVE

**CBL:** 013 D016001

