

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

EP MUNJOY 1 LLC

**Located at**

77 CONGRESS ST (79 Congress St)

**PERMIT ID:** 2017-01652

**ISSUE DATE:** 12/06/2017

**CBL:** 014 F019001

has permission to **Renovation of existing two-unit with minor interior reconfiguration. Replace and expand front porch/stairs. Foundation to be repaired and shored.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/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***

two dwelling units

***Building Inspections***

**Use Group:** R

**Type:**

Two Family Dwelling Unit

Non-Sprinkled

ENTIRE

MUBEC/IRC-2009

***Fire Department***

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:**

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final Inspection

Foundation/Rebar

Foundation/Backfill

Footings

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> 2017-01652	<b>Date Applied For:</b> 10/20/2017	<b>CBL:</b> 014 F019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Rear left - two-family (six total DU's on property)		<b>Proposed Project Description:</b> Renovation of existing two-unit with minor interior reconfiguration Replace and expand front porch/stairs. Foundation to be repaired and shored.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 11/30/2017
<b>Note:</b> R-6 zone		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
Lot size 5,340 sf - meets 2,000 sf min				
Lot area/DU 725 sf min - proposed after 1 unit reduction 890 sf - OK				
New front porch:				
Front setback 5' min - proposed 18' scaled to jog - OK				
Rear setback 10' min - proposed 20' scaled - OK				
Side setback 5' min - proposed 10' scaled - OK				
Lot coverage 60% = 3,204 sf max. Lot already has 3,241 sf (existing nonconf). Proposed for all permits is 3,240 sf - decrease of 1 sf - OK				
Landscaped open space 20% = 1,068 sf min - proposed 1,122 sf - OK				
<b>Conditions:</b>				
1) This building shall remain a two-family dwelling. 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.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 12/06/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
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) All pre-1978 building and housing stock shall meet State and Federal regulations for lead abatement.				
4) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1.				
5) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
6) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintained for rating and continuity. Additional materials may need to be added for compliance.				
7) 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				
8) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IRC (MUBEC).				
9) Egress size windows are required in each basement and each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
10 Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				

**PERMIT ID:** 2017-01652

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**CBL:** 014 F019001

11 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.