

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ALL ACES LLC (C/O Paul Driscoll)

Located at

105 India St

PERMIT ID: 2016-00380

ISSUE DATE: 04/13/2016

CBL: 020 A008001

has permission to **Complete interior & exterior renovation of building for change-of-use to three dwelling units. Includes window/door replacements, remove two exterior stairs/landings and rebuild one, install skylights, and window infill. Interior demo and construction.**

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/ Craig Messinger

/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

Three dwelling units

Building Inspections

Use Group: R2 **Type:** 3B
Apartment house (3 units)
Occupant load = 40
Sprinkler System NFPA13
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 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:

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

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Final - Fire

Foundation/Rebar

Footings

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: 2016-00380 | Date Applied For: 02/22/2016 | CBL: 020 A008001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: 3 dwelling units | Proposed Project Description: Complete interior & exterior renovation of building for change-of-use to three dwelling units. Includes window/door replacements, remove two exterior stairs/landings and rebuild one, install skylights, and window infill. Interior demo and construction. | | | |
| Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 03/28/2016 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) Approval by HP staff was authorized by the Historic Preservation Board on January 27, 2016, and is based on plans dated February 5, 2016. | | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/09/2016 | | | | |
| Note: IS-FBC zone Reduction of one dwelling unit - exempt from housing preservation/replacement per §14-483(d)(1) Off-street parking - not creating additional units - exempt per §14-332(a)(2) Remove two exterior stairs/landings on south elevation and replace one (increase from approx 4' by 7.5' to 4.5' by 10'). Appears >5' from sideline but also qualifies for §14-426 - projections. | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) This property shall remain a three-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. | | | | |
| Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 04/12/2016 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) 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. | | | | |
| 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) 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. | | | | |
| 4) Prior to the 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 approved plans. | | | | |
| Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 04/04/2016 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 2) All construction shall comply with City Code Chapter 10. | | | | |
| 3) Shall meet the requirements of NFPA 101, Chapter 30, New Apartment Buildings. | | | | |
| 4) Shall meet the requirements of NFPA 13. | | | | |
| 5) 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. | | | | |

- 6) 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. A separate fire alarm permit is required from a certified fire alarm company.
- 7) Installation shall be in accordance with the City of Portland Fire Department Regulations and NFPA 13 as published. A copy of the State Sprinkler permit with RMS date and signature and the Contractor's Material and Test Certificate for Aboveground Piping (NFPA 13 figure 24.1) shall be provided prior to scheduling of the final inspection.

11 Shall meet the requirements of 2009 NFPA 1 Fire Code.