

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

GRAVES ELIZABETH S

**Located at**

97 Newbury St

**PERMIT ID:** 2013-01947

**ISSUE DATE:** 11/01/2013

**CBL:** 020 B017001

has permission to **Change of use to two family - change 1st floor from office to residential unit. (no 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 cloed-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.

N/A

/s/ Jeanie Bourke

**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 - one on each floor,  
third floor vacant

***Building Inspections***

**Use Group:** R

**Type:**

Two Family Dwelling

ENTIRE

MUBEC/IRC 2009

***Fire Department***

**PERMIT ID:** 2013-01947

**Located at:** 97 Newbury St

**CBL:** 020 B017001

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:**

Certificate of Occupancy/Final

Final - Electric

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> 2013-01947	<b>Date Applied For:</b> 08/28/2013	<b>CBL:</b> 020 B017001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Two family	<b>Proposed Project Description:</b> Change of use to two family - change 1st floor from office to residential unit. (no construction)			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 09/10/2013</p> <p><b>Note:</b> B-2b Zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>Footprint is existing w/no change Min residential density - 435 sf. per dwelling unit. -OK two parking spacec - OK</p> <p><b>Conditions:</b></p> <p>1) With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>				
<p><b>Dept:</b> Building      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jeanie Bourke      <b>Approval Date:</b> 11/01/2013</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <p>1) Egress size windows are required (1) in each bedroom per IRC Sec. R310</p> <p>2) 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.</p> <p>3) <input type="checkbox"/> Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedroom and on every level.</p> <p>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.</p> <p>4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p> <p>This applies to new and existing buildings that have attached garages, or fuel fired appliances.</p> <p>5) <input type="checkbox"/> This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p> <p>6) <input type="checkbox"/> Permit 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.</p>				