

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

111 FRANKLIN STREET LLC

**Located at**

113 FRANKLIN ST (# 111)

**PERMIT ID:** 2017-01800

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

**CBL:** 021 D005001

has permission to **Remove and replace all 59 windows in building with windows of the same size.** 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.
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*/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***

111 Franklin (rear building) eight dwelling units

***Building Inspections***

**Use Group:** R-2

**Type:** Existing  
Unknow  
n

***Fire Department***

Residential - Apartment House (8 Units)  
ENTIRE  
MUBEC/IBC-2009

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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:**

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> 2017-01800	<b>Date Applied For:</b> 11/14/2017	<b>CBL:</b> 021 D005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same. 111 Franklin - rear building - 8 dwelling units	<b>Proposed Project Description:</b> Remove and replace all 59 windows in building with windows of the same size.			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 12/06/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) Glazing is to appear clear, non-tinted and non-reflective, with a minimum visual light transmittance (center of glass only) of .7. 2) Screens are to be half screens. 3) Exterior painted wood trim to be unchanged in appearance. 4) Window specifications for Harvey Majesty clad windows are to be as discussed by applicant Randy Trefethen and HP staff.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 11/29/2017 <b>Note:</b> IS-FBC zone <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> all work within the existing shell of the building <b>Conditions:</b> 1) The legal use of this building (#111 Franklin St.) shall remain as eight dwelling units. Any change of use shall require a separate permit application for review and approval. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) 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> 12/07/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <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) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 4) 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. 5) 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.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable <b>Reviewer:</b> <b>Approval Date:</b> 11/20/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input type="checkbox"/></span> <b>Conditions:</b>				

**PERMIT ID:** 2017-01800

**Located at:** 113 FRANKLIN ST (# 111)

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<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 12/12/2017
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>			
1) 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.			