

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
158 CUMBERLAND LLC

**Located at**  
158 CUMBERLAND AVE

**PERMIT ID:** 2016-02912    **ISSUE DATE:** 06/30/2017    **CBL:** 021 E011001

has permission to **Removal and re-construction of exterior wood framed egress stair-currently stair serves as 2nd means of egress from the 2nd and 3rd floor units**

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.

*/s/ Jason Grant*

*/s/ Greg Gilbert*

**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***

Four dwelling units (pending permit #2017-00470)

***Building Inspections***

**Use Group:** R-2    **Type:** 5B  
MultiFamily Residence  
Non-sprinkled  
Exterior stair  
MUBEC 2009 IBC / IEBC

***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:**

Foundation/Backfill

Setbacks and Footings Prior to Pouring

Framing Only

Final - Commercial

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> 2016-02912	<b>Date Applied For:</b> 11/22/2016	<b>CBL:</b> 021 E011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Four dwelling units pending permit 2017-02912		<b>Proposed Project Description:</b> Removal and re-construction of exterior wood framed egress stair- currently stair serves as 2nd means of egress from the 2nd and 3rd floor units		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/23/2017	
<b>Note:</b> R-6 zone		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<ul style="list-style-type: none"> <li>- lot size - 2874 sf</li> <li>-lot coverage - 60% = 1724.4 sf- existing - 1426 sf + proposed 199.9 = 1625.9 sf</li> <li>-front - N/A</li> <li>- rear 10' min. - 16'11" given - OK</li> <li>- right side 5' min. - 5'11" given - Ok</li> <li>-left side -5' min. - 13' scaled - Ok</li> <li>- rebuilding existing exterior egress - 1st &amp; 2nd floor egress was pemited - need to permit egress from third floor to existing egress &amp; bring egress up to code</li> <li>Using section 14-440 - <ul style="list-style-type: none"> <li>a. Plan A1 shows that no practical reasonable way to provide 2nd egress within the interior of the building. Would lose a huge portion of two existing units = huge economic impact</li> <li>b. The leg of the stairs, as existing and detailed in the building permit application, has a minimum visual impact on the building as it is at the rear of the structure where the building is narrower - the view of the exterior stairs is mostly obstructed by the width of the front section of the building</li> <li>c. proposed egress meets setbacks</li> <li>d. not in historic district.</li> </ul> </li> </ul>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) With the issuance of permit 2017-00470 and the certificate of occupancy, this property shall remain a four family dwelling. 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 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> Greg Gilbert	<b>Approval Date:</b> 06/30/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code</li> <li>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.</li> <li>4) This permit is approving the replacement of a Fire escape with an egress stair ONLY.</li> </ol>				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 06/27/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. <ol style="list-style-type: none"> <li>1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas</li> <li>2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.</li> </ol> </li> </ol>				

- 2) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
1. Inside all sleeping rooms.
  2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
  3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 3) Every sleeping and living area in a residential occupancy shall have at least 1 primary means of escape and 1 secondary means of escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys or special effort. In buildings built before 1976, egress windows shall provide a net clear opening 3.3 sq. ft. The width shall not be less than 20 inches and height shall not be less than 24 inches. The bottom of the window opening shall not be more than 44 inches above the floor unless a permanent step is installed.
- 4) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.  
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) 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.