

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DAUPHIN GERALD R /Scott Construction Corp

Located at

38 SMITH ST

PERMIT ID: 2014-00621

ISSUE DATE: 07/01/2014

CBL: 022 J018001

has permission to **Change of use from 2 family to 3 - finish space to create basement apartment.**
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

Fire Official

/s/ Laurie Leader

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 family - permit 2014-00621

Building Inspections

Use Group: R-2 **Type:** 5B

Apartment House (3 Unit)

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

Electrical - Residential

Final Inspection

Final - Electric

Final - Fire

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: 2014-00621	Date Applied For: 04/03/2014	CBL: 022 J018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Family	Proposed Project Description: Change of use from 2 family to 3 - finish space to create basement apartment.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/15/2014 Note: R-6 Ok to Issue: <input checked="" type="checkbox"/> land area per du = 1000 sf - lot is 3002 sf - OK min area for du = 600 sf - 640 sf given - OK below grade du needs direct access to exterior - according to the contractor more than half is above grade - but door from living room directly to driveway. three parking spaces shown Conditions: 1) With the issuance of this permit and the certificate of occupancy 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 Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 07/01/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 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. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC. 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. 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messenger Approval Date: 05/15/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All smoke alarms shall be photoelectric 2) A Knox Box is required. 3) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. 4) Application requires State Fire Marshal approval. 5) All outstanding code violations shall be corrected prior to final inspection. 6) Permit Requires Installation of NFPA 13D Sprinkler system.				

- 7) All construction shall comply with City Code Chapter 10.
- 8) Shall comply with NFPA 101, Chapter 30, New Apartment Buildings