

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
CHIPMAN BENJAMIN

**Located at**  
163 CUMBERLAND AVE

**PERMIT ID:** 2013-01341    **ISSUE DATE:** 08/26/2013    **CBL:** 022 J024001

has permission to **Interior repairs to existing ceilings and walls (Vacant Property).**  
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/ Chris Pirone*

*/s/ Jon Rioux*

**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***

3 family dwelling unit per letter by Jeff Levine on 3/28/2013

***Building Inspections***

***Fire Department***

**Classification:**

Apartment Building

ENTIRE

2009 NFPA

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:**

Close-in Plumbing/Framing

Electrical - Commercial

Fire Inspection

Certificate of Occupancy/Final

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> 2013-01341	<b>Date Applied For:</b> 06/27/2013	<b>CBL:</b> 022 J024001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: 3 Family Dwelling	<b>Proposed Project Description:</b> Interior repairs to existing ceilings and walls (Vacant Property).			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 06/27/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jon Rioux <b>Approval Date:</b> 08/23/2013				
<b>Note:</b> Sec. 6-122. Property not to be occupied again for habitation. No property which has been condemned and posted against occupancy shall again be used for the purpose of habitation until the building authority shall in writing approve of its use and shall likewise authorize the removal of the posted notice.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) IECC Section 101.4.3. Alterations, renovations or repairs to your existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions(s) of the existing building or building system to comply with this code				
2) See Fire Prevention's "Conditions of Approval" for Smoke and Carbon Monoxide Alarm installation requirements.				
3) The certificate of occupancy will not be issued until all the violations have been corrected. Compliance with the City's Minimum Standards for Housing, the Housing Code is required prior to re-occupancy. Modifications and further review and approval may be required.				
4) This permit is approved under IBC Sec. Chapter 34, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.				
5) Connections and Fasteners to be installed per 2009 IBC Sec. 234.9.				
6) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials (permitted by the building type of construction), and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC).				
7) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 07/10/2013				
<b>Note:</b> No 2009 NFPA 101 Code analysis. Chp 43 may require installation of sprinkler system				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Buildings				
2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.				
3) A sprinkler system is recommended but not required based on the following: Contractor states renovation of the existing structure will not exceed 50% of the completed structure.				

- 4) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
- (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.
- Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
- (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 5) All construction shall comply with City Code Chapter 10.