

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MARDIGAN STEPHEN E

Located at
190 OXFORD ST (58 Chestnut St)

PERMIT ID: 2017-00044 **ISSUE DATE:** 04/04/2017 **CBL:** 026 C004001

has permission to **Change use of first floor front (Chestnut St) from retail to municipal use. Remove and replace sheetrock on first floor due to fire. Remove spiral stairs and replace with new stairs in the 2nd to 3rd floor unit.**

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/ 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

Building # 2 - First floor front- municipal uses, first floor rear 1 dwelling unit & 2 multilevel units above

Building Inspections

Use Group: B & R-2 **Type:** 5B
Business - Occpant load - first floor front = 38
Residential Apartments (3 units)
Occupant load - 1st floor rear = 3, 2nd & 3rd floor rear = 5, 2nd & 3rd floor front = 7
Nonsprinkled
First Floor
MUBEC/IBC 2009

Fire Department

Classification:
Business / Aparment Building
ENTIRE
NFPA 101 CH 39 & 31

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Framing Only

Electrical Close-in

Certificate of Occupancy/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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00044	Date Applied For: 01/12/2017	CBL: 026 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: First floor Municipal use (Family Shelter Services) with 3 dwelling units, one on the 1st floor rear, one on the 2nd & 3rd floor rear and one on the 2nd & 3rd floor front		Proposed Project Description: Change use of first floor front (Chestnut St) from retail to municipal use. Remove and replace sheetrock on first floor due to fire. Remove spiral stairs and replace with new stairs in the 2nd to 3rd floor unit.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/20/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: R-6 zone Municipal use allowed per §14-136(b)(6) Off-street parking for first floor use - 850 sf/400 sf = 2 parking spaces needed. Five parking spaces available in lot at corner of Chestnut and Oxford for use of the shelter complex.				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
3) This property shall remain municipal uses on the first floor with three dwelling units in the upper stories. Any change of use shall require a separate permit application for review and approval.				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/03/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1.				
2) 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.				
3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
4) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
5) Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.				
6) The first floor municipal/business occupancy shall have a maximum occupant load of 38 posted in a conspicuous place near the main exit from the room or space.				
7) 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.				
8) Egress size windows are required (1) in each sleeping room per the State Fire Marshal policies for existing buildings.				
9) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 01/13/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.				

PERMIT ID: 2017-00044

Located at: 190 OXFORD ST (58 Chestnut St)

CBL: 026 C004001

