

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LOEBER HEATHER

Located at

33 HAMPSHIRE ST

PERMIT ID: 2017-00905

ISSUE DATE: 08/31/2017

CBL: 028 J009001

has permission to **Change of use to hostel and two dwelling units. Interior renovations to include demolition of existing finishes to expose existing structure. Construct new attached deck.**

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/ 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

Hostel and two dwelling units

Building Inspections

Use Group: R-1, R-2 **Type:** 5B

Boarding House w/ 2 Apartments

Total Occpant Load = 162

Sprinkled - NFPA 13

ENTIRE

MUBEC/IBC-2009

Fire Department

Classification:

Dormitory

ENTIRE

NFPA 101 CH# 28

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:

Setbacks and Footings Prior to Pouring
Footings
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Electric
Certificate of Occupancy/Final Inspection
Final - Fire

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: 2017-00905	Date Applied For: 06/09/2017	CBL: 028 J009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Hostel and two dwelling units (studio apartments)	Proposed Project Description: Change of use to hostel and two dwelling units. Interior renovation to include demolition of existing finishes to expose existing structure. Construct new attached deck.			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 08/04/2017</p> <p>Note: IS-FBC zone, UN subdistrict Ok to Issue: <input checked="" type="checkbox"/></p> <p>Lot size 2,812 sf Front setback (Hampshire St) 5' MAX - new deck 5' - OK Side yard 5' min - new deck 10' - OK Lot coverage 90% = 2,530 sf max - proposed 2,070 sf - OK Off street parking - 2 DU's exempt per §14-332.1(k)(4). Remainder of change of use is <10,000 sf and therefore also exempt per §14-332.1(d)(1). Cannot reduce existing parking spaces. There are currently 3 spaces which will be maintained (2 will be under deck).</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This property shall remain a hostel and two dwelling units. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 08/31/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and a letter with his/her certification shall be submitted to this office stating compliance with the approved plans by the final inspection or CO. 2) This permit does NOT include demolition of or alterations to the existing structure. An ammendment must be submitted and approved prior to any structural alterations to the existing building. 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. 4) 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. 5) 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. 6) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 7) All pre-1978 building and housing stock shall meet State and Federal regulations for lead abatement. 8) 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. 9) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued. 10) 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. 				

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