



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 287 - 289 State Street / 036-D-002

Owner: Michael R. Baldwin

Address of Owner: 100 Winn Rd - Falmouth Telephone: (207) 329-8096  
04105

Applicant information if different than above:

Current number of legal units: 289 side 287 side  
2 Dwelling units & Lodging house

Number of units to be legalized: 6 total DU, - 4 units to be legalized

Comments of approval or disapproval (list any and all conditions):  
Approved w/conditions as attached and listed in o/f

Signature: [Handwritten Signature]

Date: 10/1/2014

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-01858	Date Applied For: 08/19/2014	CBL: 036 D002001
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Location of Construction: 287 STATE ST	Owner Name: BALDWIN MICHAEL R	Owner Address: 100 WINN RD	Phone: (207) 329-8006
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: change of use from two dwelling units to 6 dwelling units in entire building	Proposed Project Description: For the legalization of four (4) dwelling units, bringing the total dwelling units to six (6).
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Dept: Historic      Status: Approved w/Conditions      Reviewer: Robert Wiener      Approval Date: 09/11/2014

Note:      Ok to Issue:

**Conditions:**

- 1) No exterior alterations are approved with this permit. Any planned exterior alterations must be reviewed and approved under a separate application, prior to start of construction.

Dept: Zoning      Status: Info Needed      Reviewer: Marge Schmuckal      Approval Date:

Note:      Ok to Issue:

**Conditions:**

Dept: Building      Status: Approved w/Conditions      Reviewer: Tammy Munson      Approval Date: 08/22/2014

Note:      Ok to Issue:

**Conditions:**

- 1) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.

Dept: Fire      Status: Pending Approval      Reviewer: David Petrucci      Approval Date:

Note:      Ok to Issue:

**Conditions:**

- 1) light/ventilation shaft(s) in building shall be protected/fire rated
- 2) sprinkler head needed at burner/boiler location
- 3) fire doors required throughout
- 4) wiring and junction box covers
- 5) storage in common areas
- 6) separation of basement space/poke throughs
- 7) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. 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
 New CO alarms shall be hardwired.
- 8) All outstanding code violations shall be corrected prior to final inspection.
- 9) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 10) All means of egress to remain accessible at all times.

<b>Location of Construction:</b> 287 STATE ST	<b>Owner Name:</b> BALDWIN MICHAEL R	<b>Owner Address:</b> 100 WINN RD	<b>Phone:</b> (207) 329-8006
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Legalization of Non-Conforming Units	

- 11 Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 12 Building shall comply with City Code Chapter 10 prior to certificate of occupancy.
- 13 Hardwired single-station smoke alarms are required within the dwelling units. 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.
New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 14 unit demarcation/numbering