

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ADLER JANICE B /King Buildersb- Geoff King

Located at

15 BROWN ST - unit 105

PERMIT ID: 2014-01014

ISSUE DATE: 07/23/2014

CBL: 037 I002105

has permission to **Unit #105 - Install spiral staircase from 1st floor to basement; build partitions in basement, finish existing unit enclosure walls, install fixtures for pre-roughed bathroom**

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

/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

4 commercial condominiums & 23 Residential Condominiums.

Building Inspections

Use Group: R-2 **Type:** 3B
Residential Single Family
Condominiums (23 Units)
Commercial Condominiums (4 Units)
NFPA 13 System (Required)
Unit 105
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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Final - Commercial

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: 2014-01014	Date Applied For: 05/13/2014	CBL: 037 I002105
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 4 commercial condominiums & 23 Residential Condominiums.		Proposed Project Description: Unit #105 - Install spiral staircase from 1st floor to basement; build partitions in basement, finish existing unit enclosure walls, install fixtures for pre-roughed bathroom		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 06/23/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) HP staff understands that no exterior alterations are proposed, and none are approved with this permit.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/29/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This unit shall remain a single family residential unit. Any change of use shall require a separate permit application for review and approval. 2) Thie work that is being permitted is to install a spiral staircase from first floor to basement, add interior partitions and install fixtures for pre-roughed in bathroom. A kitchenette may not be added in the basement. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.		
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 07/08/2014
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) The spiral stairs shall be installed per the code specifications in IRC Sec. R311.7.9 or IBC Sec. 1009.9 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) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479 5) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 6) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition. 7) 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. 8) 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.		
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 07/21/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.		

PERMIT ID: 2014-01014

Located at: 15 BROWN ST - unit 105

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- 2) All outstanding code violations shall be corrected prior to final inspection
- 3) Shall comply with NFPA 101, Existing Apartment Buildings.
- 4) All construction shall comply with City Code Chapter 10.