

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BERG ERIC O JR TRUSTEE OF ERIC O BERG
REVOCABLE TR

Located at

269 COMMERCIAL ST

PERMIT ID: 2018-00042 **ISSUE DATE:** 02/14/2018 **CBL:** 038 G00205A

has permission to **Replace one existing window. Construct new RO within existing masonry opening and install new window.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Greg Gilbert

/s/ Greg Gilbert

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

one residential condo of 24 residential
condos in mixed use building

Building Inspections

Use Group: R-2 **Type:** 3B
Residential Condo Unit
Sprinkled
Occ Load
Unit
2009 IBC /MUBEC

Fire Department

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:

Final - Commercial

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: 2018-00042	Date Applied For: 01/10/2018	CBL: 038 G00205A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: same - one residential condo of 24 residential condos in mixed use building		Proposed Project Description: Replace one existing window. Construct new RO within existing masonry opening and install new window.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/29/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) Jamb liners are to be beige if that is more compatible with trim color than white. 2) New window is to match specifications of other window replacements at 269 Commercial Street. Muntin size and profile are to match the previous replacement windows. (Staff assumes exterior profile to be putty glazed. Typical muntin size for 6/6 windows may be 5/8", but if existing windows and others in building have 7/8" muntins, the new window is to match. Contractor to verify.) 3) HP staff understands the new window is to follow the pattern and specifications of previous window replacements in the building, with the exterior appearance after installation to be unchanged from the pre-replacement appearance. 				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/22/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 & Historic - no changes to interior or expansion of shell				
Conditions:				
<ol style="list-style-type: none"> 1) The legal use of this unit shall remain one residential condo of 24 residential condos in a mixed use building. Any change of use shall require a separate permit application for review and approval. 2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 3) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/13/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) A letter from the engineer must be provided with the results of his/her findings upon opening of the wall prior to reception of the Final inspection. 2) This permit is being approved for a window replacement. This includes minor construction but no resizing of the rough opening. Any change to the size of the opening or renovation to the existing opening structure will require an amendment and submission of updated drawings 3) All construction shall comply with City Code Chapter 10. 4) 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. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 02/14/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being approved for a window replacement. This includes minor construction but no resizing of the rough opening. Any change to the size of the opening or renovation to the existing opening structure will require an amendment and submission of updated drawings 				

PERMIT ID: 2018-00042

Located at: 269 COMMERCIAL ST

CBL: 038 G00205A

- 2) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
 1. Inside all sleeping rooms.
 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 3) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 4) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).