

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PERRY STEPHEN J & JENNIFER PERRY JTS

Located at

84 HIGH ST

PERMIT ID: 2017-01575

ISSUE DATE: 12/07/2017

CBL: 039 G012001

has permission to **New kitchens and bathrooms, replace egress stair in Unit 3, repair water damage, alterations to walls and doors, new electrical & plumbing, new exterior stairs.**

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.
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/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

Building Inspections

Fire Department

Use Group: R-2

Type: 5B

Residential Apartment House (4 Units)

Occupant Load =

Non-Sprinkled

ENTIRE

MUBEC/IBC-2009

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:

Electrical Close-in w/Fire & Draftstopping
Close-in Plumbing/Framing w/Fire & Draft Stopping
Final - Electric
Final - Fire
Final Inspection
Footings

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: 2017-01575	Date Applied For: 10/05/2017	CBL: 039 G012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four Family.	Proposed Project Description: New kitchens and bathrooms, replace egress stair in Unit 3, repair water damage, alterations to walls and doors, new electrical & plumbing, new exterior stairs.			
Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 12/06/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Replacement egress window shall match all visual characteristics of existing window with respect to muntin divisions, width of muntins, etc. It is understood that replacement with casement window will not require expansion of window opening itself, provided appropriate hardware is installed to allow for appropriate outswing. 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters 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). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection.				
<hr/> Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/19/2017 Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/> all interior shell work - no change to the foot print Conditions: 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 4) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.				
<hr/> Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 12/06/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 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) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 4) 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. 5) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 6) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				

PERMIT ID: 2017-01575

Located at: 84 HIGH ST

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- 7) Per IBC Sec. 1006.1 Means of Egress shall be provided with illumination
- 8) 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
- 9) All pre-1978 building and housing stock shall meet State and Federal regulations for lead abatement.
- 10) 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.
- 11) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.
- 12) 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.
- 13) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.
- 14) This permit is approved based on the evaluation of the existing fire escape by a professional engineer. Prior to the City's final inspection, a letter stamped by the engineer shall be submitted to this office confirming inspection of the fire escape and approval of any completed repairs.
- 15) This permit is approved under IBC Sec. 3404.1, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Dimensions of guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 12/07/2017

Note: **Ok to Issue:**

Conditions:

- 1) 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.
- 2) All construction shall comply with City Code, Chapter 10.
 All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
 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).
 All means of egress to remain accessible at all times.
 If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) The stairs that are being replaced from unit 3 must be rebuilt to comply as much as possible with the stair codes given the constraints of the existing building.
- 4) The existing fire escape shall be shown by load test or other evidence (engineer approval) that it is providing adequate strength and is safe to use as a means of egress per NFPA 101, 7.2.8.6.2
- 5) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). 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.