



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that
EAST DANFORTH LLC

Located at
67 DANFORTH ST

PERMIT ID: 2015-01172 ISSUE DATE: 10/13/2015 CBL: 040 A022001

has permission to **Legalization of two non-conforming dwelling units for a total of 7**
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 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/ David Petrucci

Fire Official

/s/ Jeanie Bourke

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

Seven dwelling units

Building Inspections

Use Group: R-2 **Type:** 3B
Residential Apartment House (7 Units)
Nonsprinkled
ENTIRE
MUBEC/Housing Code

Fire Department

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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:

Legalize Nonconforming units
Fire Inspection
Certificate of Occupancy/Final
Fire - Change of Use Inspection

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2015-01172	Date Applied For: 05/26/2015	CBL: 040 A022001
Proposed Use: Seven dwelling units		Proposed Project Description: Legalization of two non-conforming dwelling units for a total of 7		

Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 09/28/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) With the issuance of this permit and the certificate of occupancy this property shall remain a seven family dwelling. Any change of use shall require a separate permit application for review and approval.				

Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/28/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, 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) 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.				
3) 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. THIS DOES NOT AUTHORIZE CONSTRUCTION ACTIVITY				
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.				

Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 10/13/2015	
Note: Life Safety violations noted during legalization inspection shall be corrected.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
2) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department.				
3) 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: <ul style="list-style-type: none"> (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.				
4) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations: <ul style="list-style-type: none"> (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.				
5) This permit is for cLegalization only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection prior to C of O				

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- 6) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 7) All means of egress to remain accessible at all times.
- 8) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 9) All outstanding code violations shall be corrected prior to final inspection.