

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

NOOR PROPERTIES LLC

Located at

37 TATE ST

PERMIT ID: 2018-00064

ISSUE DATE: 08/30/2018

CBL: 044 D028001

has permission to **Add a stair to existing wood fire escape from 2nd floor to ground level. Add doors in window openings to 3rd floor rear for roof access to egress and add guardrails. Drywall storage room in the rear of the first floor and additional life safety upgrades.**

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/ Jason Grant

Fire Official

/s/ Glenn Harmon

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

Three dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B

Residential Apartments

Nonsprinkled

Various levels

MUBEC/IBC 2009

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:

Framing Only

Final - Commercial

Final - Fire

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: 2018-00064	Date Applied For: 01/17/2018	CBL: 044 D028001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: three dwelling units	Proposed Project Description: Add a stair to existing wood fire escape from 2nd floor to ground level. Add doors in window openings to 3rd floor rear for roof access to egress and add guardrails. Drywall storage room in the rear of the first floor and additional life safety upgrades.			
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 08/30/2018	
Note: R-6 zone Lot size - 2214 sf front -5' min. - N/A rear - 10' min. - approx 10' to rear of buidling & building is not on property line - OK side - 5' min. - 11.4' scaled - OK lot coverage - 60% - 1160 sf (existing) + 150 sf (fire escape) = 1310 sf/2214 = 59% lot coverage - OK * The fire escape has existed. When the building was vacant the section of the fire escape from the ground to the second floor was removed sometime after August 2016. This permit it to rebuild the section to the ground. It is not economically feasible to put the second means of the egress inside. ** Used plan a1 for setback information for revised plans for the fires escape				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving the rebuild of the fire escape only. 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 4) This permit is being issued with the conditon that the Ouit Claim Deed with Covenant for 35 Tate Street that was signed August 14, 2018 be recorded at the Cumberland County Registry of Deeds within thirty days and that a copy of the recorded deed be sent to our office. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 08/30/2018	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms. 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) The guardrail system shall meet the loading requirements of section 1607.7 of the IBC 2009 Building Code. 4) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7". 5) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted, pertaining to the framing details. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge or contractor. The work associated with these items shall not be performed prior to approval from the building official. 6) 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. 				

7) 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: Engineering DPS **Status:** Not Applicable **Reviewer:** Benjamin Pearson **Approval Date:** 01/19/2018

Note: **Ok to Issue:**

Conditions:

1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 08/02/2018

Note: **Ok to Issue:**

Conditions:

1) 3rd floor rear egress door can not from within a bathroom.

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).

If applicable, all outstanding code violations shall be corrected prior to final inspection.