

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FILIPPONE ANTHONY V & MICHELLE M FILIPPONE
JTS

Located at

225 YORK ST (Unit 3)

PERMIT ID: 2017-00144

ISSUE DATE: 05/02/2017

CBL: 044 E001003

has permission to **Unit 3 - interior renovations -structural beam, interior framing, new kitchen & bathroom, relocate window, & updating electrical and plumbing.**

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.

/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

Unit 3 - residential condominium

Building Inspections

Use Group: R-2

Type: Existing
unknow
n

Fire Department

Apartment House (4 Condominium
Units)

Occupant Load = 7

Non- Sprinkled

Third Floor

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

Final - Electric

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: 2017-00144	Date Applied For: 02/01/2017	CBL: 044 E001003
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: residential condominium in Four Residential Condominium building	Proposed Project Description: Unit 3 - interior renovations -structural beam, interior framing, new kitchen & bathroom, relocate window, & updating electrical and plumbing.			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/14/2017</p> <p>Note: B-1 Zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>-all interior work - no changes to footprint or shell except to relocate window</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a residential condominium in a four condominium building. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 05/02/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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. 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 combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 4) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 5) 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). 6) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. 7) 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. 8) 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. 9) 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. 10) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 03/22/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8. 				

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- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
All means of egress to remain accessible at all times.
- 3) 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.
- 4) 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.