

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GIDEON JUDITH KELLY

Located at

97 DANFORTH ST

PERMIT ID: 2013-01140

ISSUE DATE: 11/29/2017

CBL: 044 F002001

has permission to **Legalize the three existing, nonconforming dwelling units.**

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/ Craig Messinger

/s/ Jeanie Bourke

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

three dwelling units

Building Inspections

Use Group: R-2

Type: 5B

Existing

Residential apartments (3 units)

ENTIRE

Municipal Housing Ordinance

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:

Legalize Nonconforming units
FP Change of Use Inspection

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: 2013-01140	Date Applied For: 06/05/2013	CBL: 044 F002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: three dwelling units	Proposed Project Description: Legalize the three existing, nonconforming dwelling units.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 11/13/2017 Note: Fire Alarm Permit 2016-02740 was issued and closed out on 2/9/17. 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 three family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the condition that the applicant completes all required work to bring the property into compliance with the applicable housing and life safety codes (see requirements in document folder). A Certificate of Occupancy for the legalized units shall not be issued until such work is completed, as verified by a final inspection. If a Certificate of Occupancy is not issued, the approval of the legalized units is void and the applicant shall be required to remove the units.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 11/29/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
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) 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. 3) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 4) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messenger Approval Date: 02/09/2017 Note: Inspection conducted in December to confirm compliance. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Shall meet NFPA 101 (2009) Life Safety Code Ch. 31 Existing Apartment Occupancies 2) Shall meet City of Portland Ordinance Ch. 10				