

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

PLYMALE BRETT

Located at

165 BRACKETT ST

PERMIT ID: 2016-00103

ISSUE DATE: 04/22/2016

CBL: 045 E033001

has permission to **Alterations after fire to include all interior plaster/insulation etc; replace all existing windows and doors, rebuild section of roof, new wiring, insulation, kitchen and flooring.**

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 clsoed-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/ Craig Messinger

/s/ Jonathan Rioux

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-family

Building Inspections

Fire Department

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:

Setbacks and Footings Prior to Pouring
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical - Commercial
Fire Inspection
Final 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		Permit No: 2016-00103	Date Applied For: 01/19/2016	CBL: 045 E033001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Family	Proposed Project Description: Alterations after fire to include all interior plaster/insulation etc; replace all existing windows and doors, rebuild section of roof, new wiring, insulation, kitchen and flooring.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 04/21/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) HP staff understands that exterior siding and trim are to be unchanged in appearance, with repair and replacement of damage in-kind.				
2) Any other new exterior alterations are to be reviewed and approved prior to installation - including but not limited to: vents, lighting, tanks, cameras, porches, masonry work (including repointing,) etc.				
3) HP staff understands that windows are to be dark in color, similar to existing windows, with the glass size maximized within the existing opening.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/08/2016				
Note: B-1 zone				Ok to Issue: <input checked="" type="checkbox"/>
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) This property shall remain a three-family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 04/01/2016				
Note: As discussed, a Licensed P.E will conduct final inspection to verify compliance with his engineered plans, and provide documentation to the City.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) The newly constructed stairwell(s) shall comply with § 1009 of the IBC, 2009 (MUBEC).				
1009.12 Handrails. Stairways shall have handrails on each side and shall comply with § 1012.				
Note: Modifications may be required on the existing stairs, guards, and handrails.				
2) Note: Bedroom room emergency escape and rescue opening(s) (or exemptions) shall comply with section 1029 for any change (additions or enlargement) to the existing bedrooms.				
1405.13.2 Window sills. In Occupancy Groups R-2 and R-3, one- and two-family and multiple-family dwellings, where the opening of the sill portion of an operable window is located more than 72 inches above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 24 inches above the finished floor surface of the room in which the window is located. Glazing between the floor and a height of 24 inches shall be fixed or have openings through which a 4 inch diameter sphere cannot pass.				
3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
4) Through penetrations of fire-resistance-rated walls shall comply with Section 713.3.1.1 or 713.3.1.2. Through penetrations of fire-resistance-rated horizontal assemblies shall comply with Section 713.4.1.1.1 or 713.4.1.1.2.				
5) Fasteners and connectors for preservative-treated wood shall comply with § 2304.9.5.1 and Table 2304.9.1				
6) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.				
Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).				

