

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MCINTOSH REALTY LLC (John McIntosh)

Located at

757 Congress St

PERMIT ID: 2016-00662

ISSUE DATE: 07/28/2017

CBL: 047 A019001

has permission to **Convert existing garage to 1st floor living space of 26' 3 " X 23' 2" into 2 bedrooms to be part of existing 2nd floor unit. - second floor unit is after-the-fact approval.**

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

Single-family dwelling

Building Inspections

Use Group: R

Type:

Single Family Dwelling

Non-sprinkled

First Floor

MUBEC/IRC-2009

Fire Department

PERMIT ID: 2016-00662

Located at: 757 Congress St

CBL: 047 A019001

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

Electrical Close-in

Final - Electric

Final Inspection

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: 2016-00662	Date Applied For: 03/22/2016	CBL: 047 A019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: One dwelling unit on 1st and 2nd floors	Proposed Project Description: Convert existing garage to 1st floor living space of 26' 3 " X 23' 2" into 2 bedrooms to be part of existing 2nd floor unit. - second floor unit is after-the-fact approval.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 07/27/2017 Note: Sent email to contact 5/22/17, asking for more information about any exterior alterations planned as part of this project. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Masonry contractor is to contact HP staff at 756-8023 prior to starting work to arrange review of test patches and samples. 2) HP staff understands the only exterior alterations are on the rear wall of the property, where new window openings are to be created. Should any other exterior work be required, including but not limited to masonry, trim, lighting, doors, windows, ventilation, mechanicals, etc. the proposed alteration must be reviewed and approved by HP staff prior to starting the work.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/03/2017 Note: B-2b zone Single-family dwelling is allowed use per §14-182(a)(1) Min lot area/DU requirement 435 sf, proposed 8,748 sf - OK Lot frontage 20' min - proposed 25' - OK Off-street parking - 1 space required, 1 shown - OK Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This building shall remain a single-family dwelling. Any change of use shall require a separate permit application for review and approval. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 07/24/2017 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified 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) 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) 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. 5) 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:** Rachel Smith **Approval Date:** 04/05/2016

Note: **Ok to Issue:**

Conditions:

- 1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 07/17/2017

Note: **Ok to Issue:**

Conditions:

- 1) 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).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 2) 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.
- 3) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be the buildings electrical service and must have a secondary power source (battery). 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.In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit.