

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BRAMHALL ROW LLC DENOVO LLC

**Located at**

747 Congress St

**PERMIT ID:** 2017-00190

**ISSUE DATE:** 09/11/2017

**CBL:** 047 A020001

has permission to **Construct seven dwelling units (1&2 family townhouses separated by firewalls).** 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***

Seven dwelling units (townhouses)

***Building Inspections***

**Use Group:** R-3      **Type:** 5A  
Townhouses (3)2 Family & (1) 1 Family  
Attached Dwellings  
Occupancy = 13/Unit  
Sprinkled - NFPA 13R  
ENTIRE  
MUBEC/IBC-2009

***Fire Department***

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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 - Electric

Final - Fire

Foundation/Backfill

Foundation/Rebar

Setbacks and Footings Prior to Pouring

Certificate of Occupancy/Final Inspection

Final - DRC

Site VISIT

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.

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<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00190	<b>Date Applied For:</b> 02/10/2017	<b>CBL:</b> 047 A020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Seven dwelling units ("Bramhall Row")	<b>Proposed Project Description:</b> Construct seven dwelling units (1&2 family townhouses separated by firewalls).			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Deborah Andrews <b>Approval Date:</b> 05/16/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) All details of new construction, including associated site alterations, to be consistent with plans and specifications approved by the Historic Preservation Board on July 20, 2016. Applicant or project architect shall identify any deviations from approved plans for review and sign-off by HP staff. Any exterior mechanicals, including heat pumps, vents, etc. requires approval by Historic Preservation staff.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Shukria Wiar <b>Approval Date:</b> 05/04/2017 <b>Note:</b> B-2b and R-6 zones- <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> The Design of the Buildings were reviewed and approved by the Historic Preservation Board (Shukria 05.04.2017) <b>Conditions:</b> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority. 3) Separate permits shall be required for any new signage. 4) This property shall remain a seven dwelling units. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Brian Stephens <b>Approval Date:</b> 07/07/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 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) 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. 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) Periodic inspections and/or testing by the Structural Engineer of Record or Testing Agencies are required. At the completion of construction, a stamped letter shall be submitted verifying substantial compliance with the approved structural design and any applicable test results. This is required prior to the final inspection and occupancy or a Certificate of Occupancy. 6) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8. 7) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4 8) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				

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