

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

39 DEERING STREET LLC

Located at

39 DEERING ST (Unit 1 & 2)

PERMIT ID: 2016-02946

ISSUE DATE: 01/27/2017

CBL: 047 B020001

has permission to **Replacing permit 2016-02129- Combine entire 1st flr into Unit 1- changing the office area to two bedrooms & infill one door - add a kitchen to unit 2 on second floor**

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/ David Petruccelli

/s/ Greg Gilbert

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
five dwelling units

Building Inspections

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:

Close-in Plumbing/Framing

Electrical - Residential

Certificate of Occupancy/Final 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: 2016-02946	Date Applied For: 12/06/2016	CBL: 047 B020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: five dwelling units - one unit on first floor & two units on the second floor & the third floor		Proposed Project Description: Replacing permit 2016-02129- Combine entire 1st flr into Unit 1- changing the office area to two bedrooms & infill one door - add a kitchen to unit 2 on second floor		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/23/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior work is to begin without prior review and approval by HP staff, including but not limited to venting, HVAC, mechanicals, doors, windows, trim, masonry, lighting, site work, etc.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/20/2017	Ok to Issue: <input type="checkbox"/>
Note: R-6 Residential lot size - 5272 sf -land area per dwelling unit = 725 sf - 5 units = 3625 sf - OK - Under section 14-332.2(k)(5) an off street parking space is not required for this additional unit. -Unit 2 is being split from 1st floor unit - it is a minimum of 600 sf & the first floor unit (unit 1) is greater than 1000 sf				
Conditions:				
1) This property shall remain a five family dwelling. 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.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 12/16/2016	Ok to Issue: <input type="checkbox"/>
Note:				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 01/26/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department.				
2) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code. Boiler and Fuel-fired heater rooms serving more than a single dwelling unit require 1 hour separation and sprinklers.				
3) All outstanding code violations shall be corrected prior to final inspection.				
4) Shall meet the requirements of NFPA 101 (2009) Ch. 30				
5) Any existing Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.				
6) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:				
(1) All sleeping rooms				
(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms				
(3) On each level of the dwelling unit, including basements.				
New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.				

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- 7) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations:
- (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- New CO alarms shall be hardwired.
- 8) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.