DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

HOLDER MARIAH C & JOHN J HEINZE JTS

Located at

11 MELLEN ST

PERMIT ID: 2016-02686

ISSUE DATE: 02/06/2017

CBL: 047 C024001

has permission to Condo conversion of the four units, with cosmetic interior & exterior renovations 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 the reof 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/ Michael White

/s/ Laurie Leader

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

Four residential condominium units - three in front building and one in rear carriage house

Building Inspections

Type: 5B

Use Group: R-2 Condominium Conversion (4 Units)

ENTIRE

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-02686 Located at: 11 MELLEN ST CBL: 047 C024001

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:

Framing Only

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

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.

Permit No: Date Applied For: CBL: City of Portland, Maine - Building or Use Permit 10/14/2016 2016-02686 047 C024001 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 Proposed Use: Proposed Project Description: Four residential condominium units - three in front building and one Condo conversion of the four units, with cosmetic interior & in rear carriage house exterior renovations Reviewer: Robert Wiener **Dept:** Historic **Status:** Approved w/Conditions **Approval Date:** 01/23/2017

Ok to Issue:

Conditions:

Note:

2) Any exterior alterations (including but not limited to windows, doors, trim, siding, masonry, venting, HVAC, lighting, site work, etc.) must be reviewed and approved in advance by historic preservation staff, except for minor repairs in-kind with matching materials. Contact HP staff at 756-8023 for questions regarding alterations that might require HP review.

 Dept:
 Zoning
 Status:
 Approved w/Conditions
 Reviewer:
 Christina Stacey
 Approval Date:
 01/30/2017

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.
- 4) This property shall remain four residential condominium units. Any change of use shall require a separate permit application for review and approval.

 Dept:
 Building Inspecti Status:
 Approved w/Conditions
 Reviewer:
 Laurie Leader
 Approval Date:
 01/30/2017

 Note:
 Ok to Issue:
 ✓

Conditions:

- 1) 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.
- 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) 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.
- 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) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.
- 6) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods, including electrical fixtures and exhaust vents.

7) This permit recognizes a pre-existing use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy. This permit includes minor work as stated per plans.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 10/18/2016 **Note:** Ok to Issue: ✓

Conditions:

- 1) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 2) Egress windows shall provide a clear opening of not less than 5.7 Sq. Ft. The width shall not be less than 20 inches, and height shall not be less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor (Chapter 24.2.2.3.3).
- 3) All construction shall comply with 2009 NFPA 101, Chapter 31, Existing Apartment Buildings.
- 4) All construction shall comply with 2009 NFPA 101, Chapter 43, Building Rehabilitation.
- 5) All means of egress to remain accessible at all times.
- 6) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 7) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5)
- 8) A Knox Box is required.
- 9) The Fire Alarm installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine.
- 10 All smoke alarms shall be photoelectric.
- 11 A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 12 Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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
- 13 Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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.
- 14 All construction shall comply with City Code, Chapter 10.