

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LOW INCOME PROPERTIES LLC & MGO
PROPERTIES LLC/RAS Construction

Located at

129 GRANT ST

PERMIT ID: 2013-02009

ISSUE DATE: 09/19/2013

CBL: 048 A018001

has permission to **Repairs to building following fire.**

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/ Chris Pirone

/s/ Jon 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

19 residential dwelling units

Building Inspections

Use Group: R-2

Type: V

ENTIRE

IEBC, 2009

Fire Department

Classification:

Apartment Building

ENTIRE

2009 NFPA

PERMIT ID: 2013-02009

Located at: 129 GRANT ST

CBL: 048 A018001

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:

Close-in Plumbing/Framing

Electrical - Commercial

Fire Inspection

Certificate of Occupancy/Final

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: 2013-02009	Date Applied For: 09/09/2013	CBL: 048 A018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: 19 Residential Dwelling Units		Proposed Project Description: Repairs to building following fire.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/11/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) It is understood that all the work will be done within the existing footprint and building envelope. Any exterior expansions would require a separate permit.				
2) This property shall remain a nineteen (19) residential family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 09/17/2013
Note: See letter dated August 8, 2013.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials "permitted by the building type of construction", and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC).				
3) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
4) 1009.12 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012.				
5) Ventilation of this space is required per ASRAE 62.2, 2007 edition.				
Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).				
6) This property including the individual dwelling units identified in the action plan cannot be occupied until final inspection and written approval are granted by the building official.				
7) For sidewalk/ street closers or permitting, contact Public Services Administration @ 207-874-8801.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 09/18/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All outstanding code violations shall be corrected prior to final inspection.				
2) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
3) Shall comply with 2009 NFPA 1 Chapter 10 Emergency Plans.				
4) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.				
5) Inspection, testing, and maintenance of fire alarm equipment shall be in accordance with NFPA 72 – 2010 edition. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Provide current inspection and test reports from a certified fire alarm company.				
6) 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.				
7) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				

- 8) No means of egress shall be affected by this renovation.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) 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.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
- 11) During renovation fire doors/rated separation from renovated areas shall be maintained.
- 12) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.
- 13) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies