

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

KONTOS GREGORY C & CAROL A KONTOS

**Located at**

879 CONGRESS ST

**PERMIT ID:** 2016-02917

**ISSUE DATE:** 04/10/2017

**CBL:** 053 I016001

has permission to **Legalization of one (1) nonconforming dwelling unit in the basement, bringing the total to five (5) dwelling units.**

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/ Jeanie Bourke*

**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***

**Use Group:** R-2

**Type:** 5B

Residential Apartments (5 dwelling units)

Occupant Load = 17

Nonsprinkled

ENTIRE

Municipal Housing Code

***Fire Department***

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:**

Legalize Nonconforming units

Fire Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02917	<b>Date Applied For:</b> 11/28/2016	<b>CBL:</b> 053 I016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Five (5) dwelling units	<b>Proposed Project Description:</b> Legalization of one (1) nonconforming dwelling unit in the basement, bringing the total to five (5) dwelling units.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 03/21/2017 <b>Note:</b> Tax card shows 5 units assessed in 1981/82; current owners acquired in 1988. <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Upon issuance of the Certificate of Occupancy, this property shall remain a five dwelling units. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the condition that the applicant completes all required work to bring the property into compliance with the applicable housing and life safety codes. A Certificate of Occupancy for the legalized unit shall not be issued until such work is completed, as verified by a final inspection. If a Certificate of Occupancy is not issued, the approval of the legalized unit is void and the applicant shall be required to remove the unit.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 04/07/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 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) This permit recognizes a pre-existing land 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. 4) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 5) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 6) 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> David Petrucci <b>Approval Date:</b> 02/10/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) All outstanding code violations shall be corrected prior to final inspection. 2) 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.				

3) 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.

4) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.