

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ELIZABETH TRICE/Inner Works Construction Services

Located at

297 BRACKETT ST

PERMIT ID: 2013-00902

ISSUE DATE: 05/24/2013

CBL: 054 F045001

has permission to **Interior renovations to 2nd floor and change a few windows.**

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.
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Fire Prevention Officer

Jonathan Rioux

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning
Two Family Dwelling per microfiche

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

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: 2013-00902	Date Applied For: 05/06/2013	CBL: 054 F045001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: 2 Residential Dwelling Units		Proposed Project Description: Interior renovations to 2nd floor and change a few windows.		
Dept: Historic Status: Approved Reviewer: Robert Wiener Approval Date: 05/14/2013		Note: Proposed installation will not be visible from a public way. Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 05/09/2013		Note: Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Any plumbing extended to the third floor IS NOT an approval for a future dwelling unit on the third floor. Please note that the R-6 zone land area per dwelling unit would not permit a third unit in this property. The two dwelling units are currently legally nonconforming.</p> <p>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>4) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</p>				
Dept: Building Status: Approved w/Conditions Reviewer: Jon Rioux Approval Date: 05/22/2013		Note: Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Exceptions: 1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet . 2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches</p> <p>2) Mechanical or natural ventilation is required in the bathroom.</p> <p>See attached documentation for bathroom fixtures clearance and headroom requirements. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.</p> <p>3) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.</p> <p>4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p> <p>Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.</p>				

5) A code compliant emergency escape shall be provided in any newly created bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2

R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

6) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 05/24/2013

Note: Approved pre Capt. Pirone, JGR. **Ok to Issue:**

1) All construction shall comply with City Code Chapter 10.
All smoke detectors and smoke alarms shall be photoelectric.
Hardwired Carbon Monoxide alarms with battery backup are required on each floor.
A sprinkler system is recommended but not required based on the following:
Plans indicate the repairs will not exceed _50_% of the total completed structure.