

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BUTMAN JOHN C & NANCY H BUTMAN JTS

Located at

107 PINE ST

PERMIT ID: 2016-01966

ISSUE DATE: 09/23/2016

CBL: 055 A009001

has permission to **Change of use - to a single family - Interior renovations to include upgrade of kitchen, baths, and window replacement, new 4" radiant slab, furred/insulated walls and 1/2 bath in basement, new staircase from 2nd to 3rd 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/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
single family

Building Inspections

Fire Department

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 are 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 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:

Certificate of Occupancy/Final
Close-in Plumbing/Framing
Electrical Close-in
Final Inspection
Final - Electric

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: 2016-01966	Date Applied For: 07/26/2016	CBL: 055 A009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family	Proposed Project Description: Change of use - to a single family - Interior renovations to include upgrade of kitchen, baths, and window replacement, new 4" radian slab, furred/insulated walls and 1/2 bath in basement, new staircase from 2nd to 3rd floor			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 09/21/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Window installations are to retain, repair, or replicate existing exterior trim as needed for a consistent, matching appearance.				
2) If any additional exterior alterations are planned, they are to be submitted to HP staff for review and approval prior to installation.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 08/11/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint and shell only.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 09/23/2016				
Note:				Ok to Issue: <input type="checkbox"/>
Conditions:				
1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by both the electrical service (plug-in or hardwired) in the building and battery.				
Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.				
A field inspection will verify your current egress/ emergency escape, Smoke and Carbon Monoxide alarm arrangement and the City's minimal code requirements.				
2) R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.				
3) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.				
Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.				
4) Safety Glazing for hazardous location shall comply with § R308.4 of the IRC, 2009 (MUBEC).				
A code compliant emergency escape shall be provided in each newly created bedroom(s). 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.				
5) 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.				

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: DRC

Status: Not Applicable

Reviewer:

Approval Date: 08/11/2016

Note:

Ok to Issue:

Conditions: