

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ROSS CHRISTOPHER & ALICE ROSS JTS

Located at

13 WEST ST

PERMIT ID: 2017-00527

ISSUE DATE: 05/31/2017

CBL: 055 B014001

has permission to **Create living space in basement including full bathroom - Replace six windows, replace/modify exterior entry door to basement.**

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/ Jason Grant

/s/ Brian Stephens

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

Use Group: R

Type:

Single Family Dwelling

Basement

MUBEC/IRC-2009

Fire Department

PERMIT ID: 2017-00527

Located at: 13 WEST ST

CBL: 055 B014001

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:

Close-in Plumbing/Framing

Electrical Close-in

Final - Electric

Final Inspection

Final - Fire

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.

| | | | | |
|---|--------------------------------------|--|--|---|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2017-00527 | Date Applied For: 04/18/2017 | CBL: 055 B014001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Single family- right end of row of three townhouses | | Proposed Project Description: Create living space in basement including full bathroom - Replace six windows, replace/modify exterior entry door to basement. | | |
| Dept: Historic | Status: Approved | Reviewer: Deborah Andrews | Approval Date: 04/20/2017 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 04/20/2017 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: R-6 Zone - all interior work | | | | |
| Conditions: | | | | |
| 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. | | | | |
| 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. | | | | |
| 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. | | | | |
| 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
| 5) 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: Brian Stephens | Approval Date: 05/30/2017 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. | | | | |
| 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) 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. | | | | |
| Dept: Fire | Status: Approved w/Conditions | Reviewer: Jason Grant | Approval Date: 05/31/2017 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) This space is not approved to be used a separate dwelling unit from the main occupancy. | | | | |
| 2) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. | | | | |
| 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas | | | | |
| 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces. | | | | |

- 3) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
1. Inside all sleeping rooms.
 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 4) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.