

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

NAPLES JOHN WWII VET

**Located at**

5 WEST ST

**PERMIT ID:** 2015-02268

**ISSUE DATE:** 10/27/2015

**CBL:** 055 B015001

has permission to **Convert existing Two-Family Home to a Legal Four Unit Building.- two (2) 1-bedroom units and two (2) 2-bedroom units and to bring the units up to current code.**

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/ 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***

Four dwelling units

***Building Inspections***

**Use Group:** R-2

**Type:** 5B

Residential Apartment House - 4 units

Non sprinkled

ENTIRE

MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use 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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02268	<b>Date Applied For:</b> 09/18/2015	<b>CBL:</b> 055 B015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Four- (4-) Unit Building		<b>Proposed Project Description:</b> Convert existing Two-Family Home to a Legal Four Unit Building two (2) 1-bedroom units and two (2) 2-bedroom units and to bring the units up to current code.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/29/2015
<b>Note:</b> R-6 lot size - 7236 sf land area per dwelling unit requirement - 725 sf - 4 units - 2900 sf needed -- OK existing unit(s) min. of 1,000 sf of floor area - unit 2 - 1036 sf & unit 4 - 1036 sf - OK new unit(s) min. of 600 sf of floor area - unit 1 - 734 sf & unit 3 - 791 sf - OK need one parking space		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is being issued with the condition that the attic is remaining vacant at this time and will not be occupied as habitable space.				
2) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 10/27/2015
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC or R317.3.1.2 of the IRC.				
3) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
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.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> David Petrucci	<b>Approval Date:</b> 10/15/2015
<b>Note:</b> Single means and travel distances evaluated. Separation concerns being addressed by owner.		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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. Wireless Interconnectivity/Communication is acceptable.				
2) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
3) All outstanding code violations shall be corrected prior to final inspection.				
4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
5) All smoke alarms shall be photoelectric.				

- 6) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code.  
Boiler and Fuel-fired heater rooms serving more than a single dwelling unit requires 1 hour separation or sprinklers.
- 7) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 8) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 9) 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 spacesNew CO alarms shall be hardwired.  
Wireless Interconnectivity/Communication is acceptable.