

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
HOME KEEPERS LLC

Located at
240 BRACKETT ST

PERMIT ID: 2016-02617 ISSUE DATE: 02/01/2017 CBL: 055 B020001

has permission to **Change of use from storage to dwelling unit for a total of 5 dwelling units - to add 5th Unit to the 3rd floor with new kitchen/bathroom(this area was previously bedrooms for 2 of the 2nd floor 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 Units
Nonsprinkled
Third floor
MUBEC/IBC 2009

Fire Department

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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final Inspection

Final - Electric

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: 2016-02617	Date Applied For: 10/05/2016	CBL: 055 B020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Five Dwelling units	Proposed Project Description: Change of use from storage to dwelling unit for a total of 5 dwelling units - to add 5th Unit to the 3rd floor with new kitchen/bathroom(this area was previously bedrooms for 2 of the 2nd floor units			
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/20/2017	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) With the exception of a new plumbing vent pipe, no exterior alterations are approved with this permit. Should any additional exterior work become necessary, including but not limited to windows, doors, trim, decks, stairs, exterior lighting, masonry repair or pointing, venting, HVAC or other mechanicals, etc. the proposed work must be reviewed and approved prior to starting.				
2) New plumbing vent on the rear plane of the main roof is to be black pipe above the roof.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/20/2017	
Note: R-6 Zone & Historic	Ok to Issue: <input checked="" type="checkbox"/>			
- Min. lot size - 2,000 sf - 8658 sf -OK				
- land area per du - 250 sf - need 1250 sf for 5 units - OK				
- can't reduce existing units unit to less than 1,000 sf - saee email from owner - thrid floor bedrooms were removedin 2013 and third floor has not been used - no change ot existing units -OK				
- new unit - min of 600 sf - >674 sf - OK				
- two parking spaces required - 3 bay garage & 3,317 sf of parking area - OK				
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) With the issuance of this permit and the certificate of occupancy , this property shall remain a five family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/01/2017	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
2) 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.				
3) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
4) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
5) 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.				

6) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** David Petrucci **Approval Date:** 01/19/2017

Note: Please call with any questions regarding conditions

Ok to Issue:

Conditions:

- 1) Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
- 2) Fire doors required for all openings into shared egress, including basement. Must be self-closing and latching.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 5) All outstanding code violations shall be corrected prior to final inspection.
- 6) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 7) All smoke alarms shall be photoelectric.
- 8) 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 require 1 hour separation and sprinklers.
- 9) 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.
- 10) 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.
- 11) Any Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.
- 12) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.
- 13) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.