

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CHRISTENSEN KATE L

Located at
77 CARLETON ST

PERMIT ID: 2016-03037 ISSUE DATE: 08/18/2017 CBL: 055 C003001

has permission to **After the Fact: Add framing/joists for brick repair and roof work. Remodel of second/third floor unit (including demo, insulation, sheetrock, kitchen renovation, and add shower to 3rd floor bathroom.**

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.

N/A

/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
two-family

Building Inspections
Use Group: R Type:
Two Family Dwelling Unit
ENTIRE
MUBEC/IRC-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:

Final - HP

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final Inspection

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: 2016-03037	Date Applied For: 12/29/2016	CBL: 055 C003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-Family	Proposed Project Description: After the Fact: Add framing/joists for brick repair and roof work. Remodel of second/third floor unit (including demo, insulation, sheetrock, kitchen renovation, and add shower to 3rd floor bathroom)			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 02/23/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Rebuilt chimney is approved after-the-fact. 2) If extensive reconstruction is required for the cornice and fascia (beyond small repairs in-kind of damaged sections,) details are to be provided to HP staff. 3) Contractor is to contact HP staff at the start of exterior masonry work, for review of brick and mortar samples and test panels. 4) Should any additional exterior alterations be required beyond those proposed with the permit application, including but not limited to windows, doors, trim, porches, stairs, masonry, venting, mechanicals, lighting, etc. the work must be reviewed and approved prior to beginning. 5) If new plumbing vents are required on the roof, vent pipes are to be black. 6) Contractor to supply details of new proposed roofing to HP staff.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/07/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This permit is not approving any lot coverage or setback requirements for the existing structure, nor is it approving any expansions in footprint or volume. It is approving work within the existing footprint and shell only. 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 08/18/2017 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) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 3) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. A step will be required for sills higher than 44" above the finish floor. 4) Per IRC Sec. R314 and R315, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 5) 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. 6) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				

PERMIT ID: 2016-03037

Located at: 77 CARLETON ST

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- 7) 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.
- 8) 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection.
- 9) 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.
- 10) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Inspections are required to confirm Life Safety, electrical and structural compliance, and may require exposure of any hidden elements. Additional work and design approvals may be required.