

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CORA L BROWN BUILDING LLC

**Located at**

203 BRACKETT ST

**PERMIT ID:** 2015-03115

**ISSUE DATE:** 05/26/2016

**CBL:** 055 E041001

has permission to **Renovations to the third floor unit, installation of fire doors, and renovations to the basement unit to improve the fire egress.**

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 cloed-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/ Tammy Munson*

**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*

*Building Inspections*

*Fire Department*

Four dwelling units and a lodging house

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:**

Final Inspection

Close-in Plumbing/Framing

Final - Fire

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> 2015-03115	<b>Date Applied For:</b> 12/30/2015	<b>CBL:</b> 055 E041001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Four dwelling units and a lodging house		<b>Proposed Project Description:</b> Renovations to the third floor unit, installation of fire doors, and renovations to the basement unit to improve the fire egress.		
<b>Dept:</b> Historic		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 05/19/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Only 3 windows are approved for replacement at this time. Any future window replacements must be reviewed by HP staff for consistency of specifications.				
2) Painted wood exterior brick mold trim is to be retained or reproduced, to maintain the same exterior appearance.				
3) Glass is to read as clear, non-reflective, and untinted, with a visual transmittance ratio of .7 or greater.				
4) Configuration of simulated divided lights is to be 2/2, with permanent muntins (putty glazed profile) on interior and exterior, and spacer bar between glass.				
5) Screens for double hung windows are to be half screens.				
6) Windows are understood to have black exteriors, including covering for the jamb liner.				
7) Window approval is based on revised specifications dated 5/18/16, except as noted in conditions of approval.				
8) All future exterior alterations are to be reviewed and approved prior to commencement of the work.				
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 03/25/2016
<b>Note:</b> B-1 zone		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This is NOT an approval to legalize the two unpermitted dwelling units. The legal use of this property shall remain four dwelling units and a lodging house until the separate legalization permit has been approved and until a final Certificate of Occupancy has been issued.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 01/15/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> David Petrucci	<b>Approval Date:</b> 05/25/2016
<b>Note:</b> Use of shop space shall be defined. 4 occupied dwelling stories will require a fire alarm as would a lodging occupancy		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All smoke detectors shall be photoelectric.				
2) Shall meet the requirements of 2009 NFPA 101 Life Safety Code Ch. 30; 30.3.4.1.1				
3) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				
4) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.				
5) Supervising Station monitoring for addressable fire alarm systems shall be by point.				

- 6) 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.
- 7) The installation shall comply with the following:  
City of Portland Chapter 10, Fire Prevention and Protection;  
NFPA 1, Fire Code (2009 edition), as amended by City Code;  
NFPA 101, Life Safety Code (2009 edition), as amended by City Code;  
City of Portland Fire Department Rules and Regulations;  
NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and  
NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
- 8) The fire alarm system shall have a new fire alarm inspection sticker.
- 9) In field installation shall be installed per code as conditions dictate.
- 10) Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 11) A 4100 series Knox Box is required.
- 12) Notice: The first scheduled final inspection fee is at no charge.
- 13) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 14) Shall meet the requirements of NFPA 72
- 15) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".