

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

ST GERMAIN PHILIP E /Papi & Romano Builders, Inc

Located at

11 LEWIS ST (11-13)

PERMIT ID: 2013-02381

ISSUE DATE: 01/02/2014

CBL: 056 B009001

has permission to **Renovation of existing 4 unit apt building with new kitchens & baths & façade improvements, removing rear landing and stairs & exterior egress stairs from 2nd floor & replacing with enclosed stairs**

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/ Craig Messinger

/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

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 - Residential

Final Inspection

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-02381	Date Applied For: 10/22/2013	CBL: 056 B009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four Family (2 townhouse style units)	Proposed Project Description: Renovation of existing 4 unit apt building with new kitchens & bat & façade improvements, removing rear landing and stairs & exterior egress stairs from 2nd floor & replacing with enclosed stairs			
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/04/2013	
Note: Approved with conditions by Historic Preservation Board on 12/4/13. Final details on porches, entrances, exterior lighting, and windows are to be reviewed and approved by HP staff before construction. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) •All existing exhaust wall caps on the front face of the building shall be removed and any new exhaust caps for mechanical, ventilation, or heating systems shall be located on less prominent faces of the property.				
2) •Final details for the porches and entrances are to be submitted to historic preservation staff for review and approval.				
3) •All of the new window units to be installed on the front right section of the main house (9 windows total) are to be wood windows configured with 6/6 simulated divided lights (SDL.) Final specifications for all windows to be submitted to staff for approval before being ordered.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/08/2013	
Note: R-6 Zone Ok to Issue: <input checked="" type="checkbox"/> Front N/A Side - 10' min - sclaes at 10.5' ok Rear 20' min. - new stair is 20.5' off the rear - Existing landing and stairs which was nonconforming has been removed Lot coverage - the existing footprint is over the 50% lot coverage. With the removal of the rear landing and steps, the footprint of the proposed enclosed stairs and exterior landings and stairs is still nonconforming but the footprint is slightly smaller. The pervious surface has also been increased slightly. Barbara sent email stating it does not require an Administrative Authorization.				
Conditions:				
1) This property shall remain a four 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 the most recent plans submitted. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/02/2014	
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, 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.				
2) 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.				
3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
4) 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.				

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- 5) Per IRC 2009 Sec. R302.2, the Fire resistant rated wall separating townhouses shall be continuous from the foundation to the underside of the roof sheathing and shall extend the full length fo the exterior wall sheathing. The wall cannot contain plumbing or mechanical equipment ducts or vents.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 7) 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.
- 8) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 11/18/2013

Note: **Ok to Issue:**

Conditions:

- 1) Provide 1 Hour doors as necessary
- 2) All smoke detectors shall be photoelectric.