

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BASHA LLC

Located at

38 SPRUCE ST

PERMIT ID: 2015-00840

ISSUE DATE: 06/09/2015

CBL: 056 G028001

has permission to **Alterations to include removal of side and rear deck and steps, add a full bath on the third floor, a door in the second floor kitchen to an exterior landing with new egress stairs to grade**

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.

N/A

/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

Two family dwelling

Building Inspections

Use Group: R

Type:

Residential Two Family

2nd & 3rd floors

MUBEC/IRC 2009

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:

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical Close-in

Final Inspection

Final - Electric

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: 2015-00840	Date Applied For: 04/22/2015	CBL: 056 G028001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Two- (2-) Family Home		Proposed Project Description: Alterations to include removal of side and rear deck and steps, add full bath on the third floor, a door in the second floor kitchen to an exterior landing with new egress stairs to grade		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 06/09/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Six panel door proposed to replace second floor rear window may be painted smooth fiberglass if desired.				
2) Railing components are understood to be appropriate for historic character of the property: 6 x 6 posts and newels, with beveled caps, 2 x 2 square balusters, beveled rails.				
3) All components of new rear stairs and rail systems are to be painted or solid stained.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/01/2015	
Note: R-6 Zone		Ok to Issue: <input checked="" type="checkbox"/>		
Front yd., 10' req, 33' shown-OK				
Rear yd., 20' req, 36'+ shown-OK				
Side yd., 10' req, 14' shown-OK				
Lot coverage, 50% allowed, 40% shown-OK				
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.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/08/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) 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.				
3) 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.				
4) Beams & girders shall be solid or built up and bear on wood or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6				
5) 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.				