

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



PERMIT ID: BLDR2018-00488

ISSUE DATE: 2/19/2019

CBL: 056 G029001

This is to certify **BASHA LLC** located at **36 SPRUCE ST** has permission to:

Rebuild interior walls and reconfigure interior staircase, new electrical and plumbing, install new rear door and rebuild 1st floor deck, exterior work as per Historic Preservation review and conditions.

provided that the person or persons, firm, or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance, and use of the building 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.

Director

APPROVED PROPERTY USE

ZONING

Two Family

BUILDING INSPECTIONS

Two Family Dwelling Unit
Non-Sprinkled

FIRE DEPARTMENT

Use Group: n/a
Code: MUBEC/IRC-2015
Level: First, Second and Third Floors
Type: n/a

Class:
Code:
Level:

PERMIT ID: BLDR2018-00488

ADDRESS: 36 SPRUCE ST

CBL: 056 G029001

BUILDING PERMIT INSPECTION PROCEDURES

Visit Citizen Self Service to schedule your inspection online and apply for subpermits

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 at least 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 inspection by.

REQUIRED INSPECTIONS:

Framing Close-in w/ Fire & Draft Stopping
Framing Only Inspection
Final Inspection

REQUIRED SUBPERMITS:

HVAC Permit
Plumbing Permit
Electrical Permit
Apply for One/Two Family Fire Sprinkler Permit

The project cannot move to the next phase prior to the required inspection and approval.

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 Permit 389 Congress St, 04101 Tel: (207) 874-8703 Fax: (207) 874-8716		Permit No: BLDR2018-00488	Applied Date: 11/21/2018	CBL: 056 G029001
Proposed Use: 2 Family		Proposed Project Description: Rebuild interior walls and reconfigure interior staircase, new electrical and plumbing, install new rear door and rebuild 1st floor deck, exterior work as per Historic Preservation review and conditions.		

Department: Building **Status:** Approved with Conditions **Reviewer:** Brian Stephens **Approval Date:** 2/19/2019

Conditions:

- 1 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.
- 2 All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 3 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 Section 714 of IBC and Section R302.4 of the IRC.
- 4 All structural design requirements, changes or upgrades found during the alterations shall be submitted to the Permitting and Inspections Department for approval prior to commencement of the work.
- 5 Carbon Monoxide (CO) alarms shall be installed in dwellings with attached garages or fuel-fired appliances located outside of each sleeping area in the immediate vicinity of the bedrooms. That detection must be powered by the electrical service with permanent building wiring and have battery back up. In existing dwellings where work requiring a permit occurs or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be located as required for new dwellings.
- 6 Decks shall be positively anchored to the primary structure or self-supporting and designed for both vertical and lateral loads, as applicable. See IRC Sec. 507 or IBC Sec. 1604.8.3 for fastening details. Deck lateral load connection shall be allowed with hold-down tension devices as prescribed in the code. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.
- 7 Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the City of Portland and State Fire Marshal policies for existing buildings.
- 8 Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every level. For existing buildings undergoing alterations the above is required, except for interconnection, when wall and ceiling finishes are not removed and there is no access to attic, crawl space or basement.
- 9 Operable windows are required to have protection from fall hazards per the following:
IBC Sec. 1015.8: the top of the sill is less than 36" above the finished floor and more than 72" above the grade or other surface below.
IRC Sec. R312.2: the top of the sill is less than 24" above the finished floor and more than 72" above the grade or other surface below.
- 10 Prior to the final inspection, a letter, signed and sealed by a State of Maine licensed professional engineer, shall be submitted to the Permitting and Inspections Department confirming that, based on inspections performed and discrepancies corrected, the structural work is in substantial compliance with the approved plans.
- 11 Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code

Department: Building

Status: Approved with Conditions

Reviewer: Brian Stephens

Approval Date: 2/19/2019

Conditions:

- 12 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.
- 13 Tempered safety glazing is required at all hazardous locations per IRC Section R308.4 and IBC Section 2406.4.
- 14 The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015.
- 15 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.

Department: Historic Preservation

Status: Approved with Conditions

Reviewer: Robert Wiener

Approval Date: 2/15/2019

Conditions:

- 1 Exterior lighting fixtures are to be reviewed and approved by HP staff prior to purchase and installation.
- 2 Exterior trim is understood to have a painted finish - and to be of wood except where exposed to the ground or wet conditions. Corner boards shall match the original material found beneath the removed shingle siding. Per agreement with applicant, window casing is to be 5/4 x 4 (3.5" wide) with thick historic sill.
- 3 Per agreement between HP staff and applicant, details of front porch, railings and stairs are to be similar to those approved at 140 Clark Street, similar to 317 Spring Street except where dimensions may be proportionally adjusted. Skirt under porch and stairs shall be framed by trim on all sides. All components to have painted or solid stained finish.
- 4 This condition is used for more general reasons. The "comments" field on the conditions tab of a case can be filled with the more specific nature of the condition's requirements.

Department: Zoning

Status: Approved with Conditions

Reviewer: Dan DeLuna

Approval Date: 1/4/2019

Zoning Comments:

R6, Historic

Conditions:

- 1 The 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 and documents submitted. Any deviations or additional structures shall require a separate approval before starting that work.
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