

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CASALE CAROL A

Located at

245 SPRING ST

PERMIT ID: 2017-01430

ISSUE DATE: 03/28/2018

CBL: 056 G037001

has permission to **Change of use to 3 dwellings, convert retail space at "daylight basement" level to a dwelling unit, renovate existing dwelling units, add doghouse dormer and re-build the side porch and stairs**

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 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.

*/s/ Jason Grant*

*/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***

Three dwelling units

***Building Inspections***

**Use Group:** R-2      **Type:** 5B

Residential Apartments  
Occupant load = 21 total  
Nonsprinkled  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Setbacks and Footings Prior to Pouring  
Framing Only  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final Inspection  
Final - Fire  
Final - Electric

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01430	<b>Date Applied For:</b> 09/11/2017	<b>CBL:</b> 056 G037001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Three dwelling units		<b>Proposed Project Description:</b> Change of use to 3 dwellings, convert retail space at "daylight basement" level to a dwelling unit, renovate existing dwelling units, add doghouse dormer and re-build the side porch and stairs		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 10/10/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Trim details are to be submitted to historic preservation staff for final review and approval, after siding removal but prior to construction, including window trim, cornice, and storefront.</li> <li>2) All construction is to be consistent with plans and conditions of approval approved by Historic Preservation Board, 7/19/17. (Permit 2017-138)</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 10/10/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> R-6 zone				
Lot size 3,179 sf - meets 2,000 sf min				
Lot area/DU 1,059 sf - meets 750 sf min				
Below-grade dwelling OK - has access directly to outside				
Min req'd floor area for the new DU is 600 sf - proposed 1,100 sf - OK				
Not removing floor area from any other DU.				
No off-street parking required for first three DU's.				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint and shell only.</li> <li>3) This property shall remain three dwelling units. Any change of use shall require a separate permit application for review and approval.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/28/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections policy and the State Fire Marshal policies for existing buildings.</li> <li>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.</li> <li>3) Beams &amp; girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6</li> <li>4) 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</li> <li>5) 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.</li> </ol> <p>Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms.</p>				

- 6) 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.
- 7) 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.

**Dept:** Engineering DPS **Status:** Not Applicable **Reviewer:** Rachel Smith **Approval Date:** 09/12/2017

**Note:** **Ok to Issue:**

**Conditions:**

- 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 11/28/2017

**Note:** **Ok to Issue:**

**Conditions:**

- 1) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
  1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) The Fire Sprinkler system requirement for this building has been waived by the Fire Prevention Bureau of the Fire Department due to a previous agreement with the project contacts to allow the unit without requiring a sprinkler system. The "basement" retail was formerly a dwelling, to be restored as a dwelling.
- 4) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations
  1. Inside all sleeping rooms.
  2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
  3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.In new construction per NFPA 101 2009 section 9.6.2.10.3 where 2 or more smoke detectors are required within a dwelling unit they shall be arranged so that the operation of any smoke alarm shall cause the alarm of all smoke alarms within the dwelling unit.