

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
METCALF MARK

Located at
224 SPRING ST

PERMIT ID: 2017-00701 **ISSUE DATE:** 08/01/2017 **CBL:** 057 D004001

has permission to **Exact window replacements for 7 windows in front of the building.**
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 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/ Laurie Leader

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

Four dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Four Dwelling Units
ENTIRE
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Framing Only

Final - Commercial

Final - Electric

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00701	Date Applied For: 05/10/2017	CBL: 057 D004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four family	Proposed Project Description: Exact window replacements for 7 windows in front of the building.			
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 07/31/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Porch railing, skirt, and treads are to be replaced with approved elements that have an appropriately historic appearance, as discussed by applicant and HP staff, and as illustrated in the Historic Preservation Office's Guidelines for Repair of Historic Porches. Porch work is to be completed by 10/31/17.				
2) Glass is to appear as if clear, non-tinted and non-reflective.				
3) Storm windows are to remain in place until all of the storm windows on the front and right side are removed.				
4) The five wider double-hung windows are to be 2/2 - with the simulated divided lights (includes an interior muntin and spacers between the panes of glass if spacers are possible.) The two narrow windows in the front bay should be 1/1.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/15/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: R- 6 zone & historic overlay -all work within existing footprint and shell				
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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/02/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Egress size windows are required (1) in each sleeping room per Section 1029 Emergency Escape and Rescue of the 2009 IBC.				
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) 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.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 07/12/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.				

- 2) 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 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.
- 3) 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.