

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SHALOM HOUSE INC /HardyPond Construction

**Located at**

214 DANFORTH ST

**PERMIT ID:** 2014-01624

**ISSUE DATE:** 08/21/2014

**CBL:** 057 J005001

has permission to **Interior alterations to six unit building with a single story addition (17'-6" x 13'-6" to provide handicap accessibility to the 1st floor)**

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*

**Fire Official**

*/s/ Laurie Leader*

**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***

six dwelling units

***Building Inspections***

**Use Group:** R-2

**Type:** 5B

Six dwelling units

Occupancy load = 24

NFPA 13R

ENTIRE

MUBEC/IBC 2009

***Fire Department***

**Classification:**

Apartment Building

ENTIRE

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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  
Foundation/Backfill  
Foundation/Rebar  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Final - Commercial  
Final - Fire  
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.

|  |   |                                 |  |                            |
|--|---|---------------------------------|--|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>  |   | <b>Permit No:</b><br>2014-01624 | <b>Date Applied For:</b><br>07/23/2014 | <b>CBL:</b><br>057 J005001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |   |                                 |  |                            |
| <b>Proposed Use:</b><br>Multi-Unit (Six-Unit) Building   | <b>Proposed Project Description:</b><br>Interior alterations to six unit building with a single story addition (17'-6" x 13'-6" to provide handicap accessibility to the 1st floor) |                                 |  |                            |
| <p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 07/25/2014</p> <p><b>Note:</b> R-6<br/>Front - N/A<br/>Rear - 20' min. - 30.75' scaled - OK<br/>Side - 10" min - 13' scaled on left &amp; 13' on right - OK<br/>lot coverage = 2226 sf - 1764 sf + 236.25 = 2000.25 sf OK</p> <p><b>Conditions:</b></p> <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 property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.</li> </ol> <p><b>Dept:</b> Building      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Laurie Leader      <b>Approval Date:</b> 08/20/2014</p> <p><b>Note:</b></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> <li>2) 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.</li> <li>3) 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.</li> <li>4) 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>5) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.</li> <li>6) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479</li> <li>7) 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.</li> </ol> <p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Craig Messinger      <b>Approval Date:</b> 08/01/2014</p> <p><b>Note:</b></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations: <ul style="list-style-type: none"> <li>(1) All sleeping rooms</li> <li>(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms</li> <li>(3) On each level of the dwelling unit, including basements.</li> </ul> New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.</li> <li>2) All smoke alarms shall be photoelectric.</li> <li>3) All outstanding code violations shall be corrected prior to final inspection.</li> </ol> |   |                                 |  |                            |

- 4) All means of egress to remain accessible at all times.
- 5) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings
- 6) All construction shall comply with City Code Chapter 10.
- 7) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spacesNew CO alarms shall be hardwired.