

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

MCFARLANE WILLIAM & CONSTANCE  
BLOOMFIELD JTS

**Located at**

380 Danforth St

**PERMIT ID:** 2016-02751

**ISSUE DATE:** 02/03/2017

**CBL:** 061 I003001

has permission to **Construct new two family building- condominiums (2,313 SF) footprint with garage underneath - the new lot will be CBL 061-I-006.**

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/ Michael White*

*/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 residential condominiums

***Building Inspections***

**Use Group:** R-3      **Type:** 5B

Two Family Dwelling - Common Egress

Dwelling Occupancy = 19

Basement Occupany = 6

NFPA 13D sprinkler system

ENTIRE

MUBEC/IBC 2009

***Fire Department***

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**Located at:** 380 Danforth St

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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  
Foundation/Rebar  
Foundation/Backfill  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final Inspection  
Final - Fire  
Final - DRC

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> 2016-02751	<b>Date Applied For:</b> 10/20/2016	<b>CBL:</b> 061 I003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> New building with two residential condominiums		<b>Proposed Project Description:</b> Construct new two family building- condominiums (2,313 SF) footprint with garage underneath - the new lot will be CBL 061-I-006.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 12/16/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This approval does not include the proposed future solar panels, which must be reviewed and approved under a separate application, prior to installation.</li> <li>2) Proposed skylight on west roof plane is to be a flat, low-profile unit no higher than the future solar panel array. Skylight is to be located so that it fits neatly into the pattern of the solar array, with the top of the skylight aligned with the tops of the upper solar panels.</li> <li>3) Heat pump compressors and other mechanicals, including utility meters are to be screened from view by landscape plantings.</li> <li>4) Vent hoods and wall caps for venting added to exterior walls are to be low profile, and painted to match the siding.</li> <li>5) HP staff notes that plans have been revised since July 20, 2016, when the project was approved by the HP Board with conditions. This approval is for plans dated 10/11/16, except as required by HP Board conditions dated 7/20/16, and as required by additional conditions attached to this building permit review. Should any additional revisions be desired including the building or the site design, they must be reviewed and approved by HP staff and Building Inspections prior to execution.</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/01/2016	
<b>Note:</b> R-4 Residential Zone & Historic Zone	Partial daylight basement - consider building 2 1/2 stories			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
Average grade based on plan is $401.55/4 = 100.39'$ - Plan A-3.1 shows the grade as 100' 4.5"				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from Historic Preservation.</li> <li>2) The use of this property shall remain as two residential condominiums . Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 02/02/2017	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.</li> </ol>				



- 9) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 10 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 11 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)