

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
SCHARF PATRICIA

Located at  
190 PINE ST

PERMIT ID: 2015-02474    ISSUE DATE: 12/03/2015    CBL: 069 D012001

has permission to **Change of Use from a doctor's office to a residential dwelling unit; remodeling of the first floor for this use.**

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 cloed-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/ David Petruccelli*

*/s/ Tammy Munson*

**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-family dwelling

***Building Inspections***

**Use Group:** R-2

3 dwelling units

ENTIRE

IBC 2009

***Fire Department***

**Type:** 3B

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:**

Close-in Plumbing/Framing

Electrical - Residential

Certificate of Occupancy/Final

Fire - Change of Use Inspection

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> 2015-02474	<b>Date Applied For:</b> 10/09/2015	<b>CBL:</b> 069 D012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Three-family dwelling	<b>Proposed Project Description:</b> Change of Use from a doctor's office to a residential dwelling unit; remodeling of the first floor for this use.			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 12/02/2015				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) If exterior wall caps are to be installed for ventilation, and they will be visible from a public vantage point, the design and location are to be reviewed and approved prior to installation.				
2) HP staff understanding is that window and door infill will be with wood framing and drywall or another wall covering. One existing window opening is to be enlarged to install an egress door from the bedroom, with the width of the masonry opening unchanged.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 11/25/2015				
<b>Note:</b> R-4 zone				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
Convert doctor's office to an apartment, would create a total of three dwelling units in the building (R-4 zone only allows single-family and two-family dwellings)				
Use §14-384(c) - Change of non-conforming use - allowed to change from any use permitted in a B-2 zone (doctor's office) to any use permitted in a B-1 zone (multi-family dwelling). Per letter from Marge Schmuckal dated 8/6/14.				
<b>Conditions:</b>				
1) This property shall remain a three-family dwelling. Any change of use shall require a separate permit application for review and approval. The previous use of the first floor as a doctor's office was legally nonconforming. With the change to a permitted use, the legal nonconforming use is lost and it cannot be changed back.				
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 being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 11/12/2015				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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.				
2) 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.				
3) 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.				
4) 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.				
5) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				

6) 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:** Benjamin Pearson **Approval Date:** 10/13/2015

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

**Conditions:**

1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** David Petrucci **Approval Date:** 12/03/2015

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

**Conditions:**

- 1) All outstanding code violations shall be corrected prior to final inspection.
- 2) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 3) Shall comply with NFPA 101 Life Safety Code (2009) Chapter 30
- 4) A Knox Box is required.
- 5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 6) Construction or installation shall comply with City Code Chapter 10.
- 7) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 8) Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
- 9) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code.  
Boiler and Fuel-fired heater rooms serving more than a single dwelling unit requires 1 hour separation or sprinklers.
- 10) A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.
- 11) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 12) 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.

**Dept:** Planning **Status:** 0 **Reviewer:** **Approval Date:**

**Note:** Adding unit - needs administrative authorization **Ok to Issue:**

**Conditions:**