

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

481 LLC

Located at

481 DANFORTH ST

PERMIT ID: 2013-02305

ISSUE DATE: 02/13/2014

CBL: 071 A001001

has permission to **Amendment to permit #2013-01283 - 2nd & 3rd floor upgrades to plumbing, electrical & life safety, insualtion, sister new rafters to existing, reconfigure 3rd floor & add skylights**

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/ Chris Pirone

/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

legal two family only - see #2013-01769 for the legalization of one DU for total of thre dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartment House (3 Units)
ENTIRE
MUBEC/IBC

Fire Department

Classification:
Apartment Building
ENTIRE
2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

Final - Electric

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-02305	Date Applied For: 10/09/2013	CBL: 071 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two legal dwelling units & one nonconforming dwelling unit (permit #2013-01769 to legalize nonconforming unit)		Proposed Project Description: Amendment to permit #2013-01283 - 2nd & 3rd floor upgrades to plumbing, electrical & life safety, insulation, sister new rafters to existing, reconfigure 3rd floor & add skylights		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/17/2013
Note: Most exterior alterations - windows and decks - are still under discussion, not finalized, and unapproved at this time.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Skylights are to be low profile units with dark colored frames and trim on the exterior. Contractor or architect to forward to HP staff cut sheets and specifications for the units to be installed.				
2) This permit is primarily for interior work. The only exterior work approved at this time is the installation of four skylights on the west side of the third floor. Contractor or architect may also contact HP staff with details of wall cap locations for vents and heaters prior to installation.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 10/15/2013
Note: Under permit #2013-01769, the applicant has provided evidence to show that the nonconforming unit existed as of April 1, 1995. That permit cannot be issued until the work applied for under this permit has been completed.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) With the issuance of permit #2013-01769 and the certificate of occupancy, the use of this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/13/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All previous conditions of approval and inspections shall be adhered to.				
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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 10/15/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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 spaces				
2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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.				
3) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
4) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies				

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