

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BRADSTREET JONATHAN

Located at
75 DOUGLASS ST

PERMIT ID: 2017-01209 **ISSUE DATE:** 11/08/2017 **CBL:** 078 B003001

has permission to **Create dwelling unit in upper story of garage.**
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/ Greg Gilbert

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 dwelling units on property - two in the principal structure & one in the garage

Building Inspections

Use Group: **Type:**
Single detached dwelling unit
3 dwelling units total
13D Sprinkler system
Garage
2009 IRC / MUBEC

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:

Close-in Plumbing/Framing

Electrical - Residential

Fire Inspection

Certificate of Occupancy/Final Inspection

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: 2017-01209	Date Applied For: 07/26/2017	CBL: 078 B003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two family with third dwelling unit in detached garage. 3rd unit in garage granted conditional use in 6/1/17 appeal decision.		Proposed Project Description: Create dwelling unit in upper story of garage.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/08/2017
Note: R-5 6-1-17 - The ZBA approved a conditional Use appeal to allow a third unit as "affordable to household searning up to 80/%of AMI". § 14-118(a)(5) allows up to four dwelling uits on the lot - currently it is a legal two unit - one unit is being added - OK Parking- section 14-332(a)(2) - need 3 spaces - two care dgarage and driveway is 73' deep by 24' wide - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) With the issuance of this permit and the certificate of occupancy, the legal use of this property shall remain as three dwelling units with two units in the pricipal structure and one "affordable housing" unit over the garage. Any change of use shall require a separate permit application for review and approval.				
2) This is approving an additional dwelling unit on the second floor of the garage, per §14-118(a)(5) of the city's ordinance. This unit may not be sold as a condominium unit or otherwise separated from the ownership of at least one of the pre-existing units on site. The unit may be rented only in compliance with the provisions of the housing agreement entered into with the City of Portland.				
3) Prior to the issuance of a Certificate of Occupancy, the housing agreement must be recorded at the Cumberland County Registry of Deeds and a copy of the recorded agreement submitted to the City.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 10/17/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Due to this permit being approved after the fact, the inspector has the authority to require exposure of any hidden elements for compliance verification.				
2) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Responsibility lies solely with the applicant. City inspections may require exposure of any hidden elements, and additional work and design/installation approvals may be required.				
3) Shower door shall open as to maintain not less than 22" of unobstructed openign for egress.				
4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 10/17/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
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.				

PERMIT ID: 2017-01209

Located at: 75 DOUGLASS ST

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- 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 powered by 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) This review has determined that your project requires fire sprinkler system. A separate City of Portland One and Two-Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation.

Sprinkler system installation shall comply with 2016 NFPA 13D.
- 4) 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.