

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FORTY NINE LLC

Located at

202 DARTMOUTH ST

PERMIT ID: 2016-02931

ISSUE DATE: 04/06/2017

CBL: 081 A010001

has permission to **Legalize one nonconforming dwelling unit in the basement to bring the total number to 12 dwelling units.**

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/ David Petruccelli

/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

12 dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartments (12 units)
Occupant Load = 36
Nonsprinkled
ENTIRE
Municipal Housing Code

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:

Legalize Nonconforming units

Legalize Nonconforming units

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: 2016-02931	Date Applied For: 12/01/2016	CBL: 081 A010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 12 dwelling units	Proposed Project Description: Legalize one nonconforming dwelling unit in the basement to bring the total number to 12 dwelling units.			
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/21/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: R-5 zone				
Conditions:				
<ol style="list-style-type: none"> 1) Upon issuance of the Certificate of Occupancy, this property shall remain twelve dwelling units. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the condition that the applicant completes all required work to bring the property into compliance with the applicable housing and life safety codes. A Certificate of Occupancy for the legalized unit shall not be issued until such work is completed, as verified by a final inspection. If a Certificate of Occupancy is not issued, the approval of the legalized unit is void and the applicant shall be required to remove the unit. 				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/06/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> 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) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 3) 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. 4) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy. 5) 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. 6) 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 undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection. 7) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 02/10/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: Approval brings number of units to 12, requiring a fire alarm system.				
Conditions:				
<ol style="list-style-type: none"> 1) All smoke detectors shall be photoelectric. 2) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576. 3) All smoke alarms shall be photoelectric. 4) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 				

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- 5) A fire alarm system is required per NFPA 101 (2009) Ch. 31
- 6) The installation shall comply with the following:
City of Portland Chapter 10, Fire Prevention and Protection;
NFPA 1, Fire Code (2009 edition), as amended by City Code;
NFPA 101, Life Safety Code (2009 edition), as amended by City Code;
City of Portland Fire Department Rules and Regulations;
NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and
NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
- 7) The fire alarm system shall have a new fire alarm inspection sticker.
- 8) In field installation shall be installed per code as conditions dictate.
- 9) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
- 10) Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 11) Supervising Station monitoring for addressable fire alarm systems shall be by point.
- 12) A 4100 series Knox Box is required.
- 13) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 14) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 15) All dwelling unit and mechanical or laundry rooms shall have self closing hinges on the doors.
- 16) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.