

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

TEN PIN LLC

**Located at**

2 ISLAND AVE, Peaks Island

**PERMIT ID:** 2018-00021

**ISSUE DATE:** 04/27/2018

**CBL:** 084 R030001

has permission to **Renovations to existing two dwelling - add two new dwelling units - add an office & related storage to middle of the first floor - changes to deck on north side and adding ramp from sidewalk to new part of deck**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Brian Stephens*

**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***

one office with storage on first floor & four dwelling units in rest of building

***Building Inspections***

**Use Group:** R-2, B, S- **Type:** 5B  
1

***Fire Department***

Residential Apartment House,  
Business, Storage  
Total Occupant Load = 40  
Sprinkled:  
NFPA 13 (business) NFPA 13R  
(Residential)  
ENTIRE  
MUBEC/IBC-2009

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:**

Certificate of Occupancy/Final Inspection  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Final - Electric  
Final - Fire  
Final - DRC  
Site VISIT

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><br>2018-00021  | <b>Date Applied For:</b><br>01/03/2018 | <b>CBL:</b><br>084 R030001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |                                      |  |  |                            |
| <b>Proposed Use:</b><br>Four dwelling units and office with storage.   |                                      | <b>Proposed Project Description:</b><br>Renovations to existing two dwelling - add two new dwelling units add an office & related storage to middle of the first floor - changes to deck on north side and adding ramp from sidewalk to new part of deck |  |                            |
| <b>Dept:</b> Zoning  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado   | <b>Approval Date:</b> 04/24/2018       |                            |
| <b>Note:</b> I-B zone, Shoreland Zone & Flood Zone   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <p>- Shoreland Zone - 14-449(b) no setback required for principal or accessory structure in I-B zone</p> <p>- Flood Zone - Panel 15, first approx 20' back from water is Zone A2 (EL 9) - building is in Zone C</p> <p>- lot size -15232 sf (per survey) - legal nonconforming lot size since developed &amp; occupied - most uses require 20,000 sf 14-226(a)</p> <p>- on 6/1/17 the ZBA approved a Conditional Use Appeal to allow four dwelling units in the building</p> <p>- ground floor - one dwelling unit, residential storage area, office storage area</p> <p>- first floor - two dwelling units &amp; office w/storage</p> <p>- second floor - one dwelling unit</p> <p>front yard - 20' or average - average is 11.6 (3,28' at 10 Island Ave &amp; 20' at 32 Garden Place) new deck and ramp system is located beyond this setback</p> <p>rear yard - 10' rear deck that encroaches is existing - OK</p> <p>side yard - 10' left side - existing; right side - 25.5' to new part of deck - OK</p> <p>lot coverage - 50% = 7616 sf - 5464.5 sf total - OK</p> <p>Parking - 14-332(a) - 1 space per res. Unit = 4 spaces</p> <p>- 14-332(j) 3 spaces - office but 14-332.1(f) 25% of required spaces = .75 spaces so none required for office - 4 spaces shown - OK</p>   |                                      |  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as office and four dwelling units. Any change of use shall require a separate permit application for review and approval.</li> </ol>   |                                      |  |  |                            |
| <b>Dept:</b> Building Inspecti   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Brian Stephens  | <b>Approval Date:</b> 03/26/2018       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7".</li> <li>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.</li> <li>3) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and 2010 ADA Standards for Accessible Design.</li> <li>4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.</li> <li>5) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> <li>6) 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.</li> <li>7) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).</li> </ol> |                                      |  |  |                            |

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- 8) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4
- 9) Guardrail openings shall be less than 4" up to a height of 36". From 36" - 42" the opening can be less than 4-3/8".
- 10) 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.
- 11) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101

**Dept:** Engineering DPS **Status:** Not Applicable **Reviewer:** Benjamin Pearson **Approval Date:** 01/08/2018

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

**Conditions:**

- 1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 874-8801.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 02/15/2018

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

**Conditions:**

- 1) 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.
- 2) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 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 and or work shall comply with 2016 NFPA 13.  
The sprinkler system shall be supervised by a monitored fire alarm system per NFPA 101 section 9.7.2.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.
- 6) 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.
- 7) 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.

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 04/27/2018

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

**Conditions:**

- 1) See site plan approval letter for conditions of approval.
- 2) Construction Management Plans If the applicant needs to complete any work in the right-of-way or occupy the street during construction, then a construction management plan must be submitted to the Planning Authority for review and approval prior to the start of such work. The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.