

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
CITY OF PORTLAND

Located at  
129 ISLAND AVE (Peaks Island)

PERMIT ID: 2017-00237      ISSUE DATE: 04/25/2017      CBL: 087 E024001

has permission to **Interior renovations - enclose existing roofed entryway & create new entry with roof**

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/ Laurie Leader

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**

Community center and municipal building  
(police/fire station, library)

**Building Inspections**

Use Group: A-3,B      Type: 5B  
Community center and municipal  
building (police/fire station, library)  
ENTIRE  
MUBEC/IBC 2009

**Fire Department**

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:**

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final - Commercial

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> 2017-00237	<b>Date Applied For:</b> 02/24/2017	<b>CBL:</b> 087 E024001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Community center and municipal building		<b>Proposed Project Description:</b> Interior renovations - enclose existing roofed entryway & create new entry with roof		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/02/2017	
<b>Note:</b> I-B zone, SZ no setbacks required for structures in the Shoreland zone in the I-B zone Lot size 8,326 sf, below 20,000 sf minimum - existing nonconf. Front yard 20' min or avg of abutters, which appears to be 0' - new enclosure 5' scaled - OK Rear yard 10' min, existing building >20' scaled - OK Side yard on side street (Luther St) 10', porch with roof & foundation existing - 2.5' scaled - OK when originally built was to be enclosed - enclosing now - new roof on Sterling St. at new entrance - using section 14-425. No change in lot coverage		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The use of this property shall remain as a municipal use (community center, fire station & library). 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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 04/25/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
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.				
3) Fire rating under stairways shall meet the requirements of Section 1009.6.3 of the 2009 IBC.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 03/01/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 04/04/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.				
2) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.				
3) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				

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- 4) A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 5) This project requires a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit or correspondence form the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
  - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
  - 2.New additions
  - 3.Change of occupancy type
  - 4.Installation of kitchen suppression systems
  - 5.Fire alarm installations
  - 6.Sprinkler system requiring a permit
- 6) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43  
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.