

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GILBERT NEIL Y & VIRGINIA A GILBERT JTS

Located at

141 ISLAND AVE (Unit 3)

PERMIT ID: 2017-01872

ISSUE DATE: 01/09/2018

CBL: 087 Z019003

has permission to **Interior alterations to kitchen, bath and laundry room.**

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.
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/s/ Greg Gilbert

Fire Official

/s/ Brian Stephens

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

Building Inspections

Fire Department

Residential condominium unit (7 total in building)

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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

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: 2017-01872	Date Applied For: 11/28/2017	CBL: 087 Z019003
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Residential condo.	Proposed Project Description: Interior alterations to kitchen, bath and laundry room.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 12/07/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 2) This unit shall remain a residential condominium for single family use. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 12/20/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and ADA standards. 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. 5) 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 6) 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 7) Beams shall be supported by posts and solid blocking to carry the load path to another beam, foundation or footing. 8) 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. 9) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work. 10) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4 11) 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).				
Dept: Engineering DPS Status: Not Applicable Reviewer: Benjamin Pearson Approval Date: 12/05/2017 Note: Ok to Issue: <input type="checkbox"/> 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.				

PERMIT ID: 2017-01872

Located at: 141 ISLAND AVE (Unit 3)

CBL: 087 Z019003

Dept: Fire

Status: Approved w/Conditions

Reviewer: Greg Gilbert

Approval Date:

Note:

Ok to Issue:

Conditions:

1) Smoke Alarms

City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. 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.

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.

2) General Conditions

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).

3) Carbon Monoxide Detectors

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