

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
MINAS ELEETHERIOS

Located at
77 WILLIAM ST

PERMIT ID: 2017-00161 ISSUE DATE: 05/04/2017 CBL: 117 D015001

has permission to **Change of use from 2 units to 3 units. Renovate existing unfinished attic into 1-bedroom apartment and construct new balcony over existing rear addition.**

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/ 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

Three dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Apartment House (3 Units)
Occupant Load = 22
Sprinkled NFPA 13R
Third Floor
MUBEC/IEBC-2009

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:

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

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: 2017-00161	Date Applied For: 02/03/2017	CBL: 117 D015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three (3) Residential Dwelling Units	Proposed Project Description: Change of use from 2 units to 3 units. Renovate existing unfinished attic into 1-bedroom apartment and construct new balcony over existing rear addition.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/27/2017 Note: R-5 zone Ok to Issue: <input checked="" type="checkbox"/> Additional affordable unit approved as a conditional use by ZBA 1/19/17 Submitted plans show compliance with all conditional use standards. Balcony is not considered a height or floor area addition.				
Conditions: 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This is approving an additional dwelling unit in the attic, per §14-118(a)(5) of the city's ordinance. The attic 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 attic 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. 4) 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: 05/04/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Guards must be 42 inches in height with openings less than 4 inches. 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) 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) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 5) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. 6) Beams shall be supported by posts and solid blocking to carry the load path to another beam, foundation or footing. 7) 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. 8) 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. 9) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2. 10) 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.				

Dept: Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 02/06/2017

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 207-874-8801.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/29/2017

Note: **Ok to Issue:**

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.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapter # 43 & 31
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
All means of egress to remain accessible at all times.
- 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.
- 4) 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.