

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MATTHEWS FRANK JOHN

Located at

139 GLENWOOD AVE

PERMIT ID: 2015-00566

ISSUE DATE: 12/26/2017

CBL: 131 H010001

has permission to **Legalization of Nonconforming Dwelling Unit to legalize one (1) non-legal unit (Third Floor - 632 SF) for a total of 3 legal units.**

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/ David Petruccelli

/s/ Michael Russell, MS, Director

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 residential units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartment Building (3
Units)
ENTIRE
MUBEC/IBC-2009

Fire Department

Classification:
Apartment Building
ENTIRE

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
Certificate of Occupancy/Final Inspection
Final - Fire

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: 2015-00566	Date Applied For: 03/24/2015	CBL: 131 H010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Unit Residential - Legalize (1) Non-Legal Unit for a total of 3 Legal Units		Proposed Project Description: Legalization of Nonconforming Dwelling Unit to legalize one (1) non-legal unit (Third Floor - 632 SF) for a total of 3 legal units.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/13/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 3) With the issuance of this permit and the certificate of occupancy, the legal use of this property shall remain three dwelling units. Any change of use shall require a separate permit application for review and approval. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer:	Approval Date: 12/26/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 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) 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. 4) 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 5) 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. 6) 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. 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) 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. 9) This is a Change of Use only permit. It does not authorize any construction activities. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 05/20/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Shall meet the requirements of 2009 NFPA 1 Fire Code. 				

PERMIT ID: 2015-00566

Located at: 139 GLENWOOD AVE

CBL: 131 H010001

- 2) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spacesNew CO alarms shall be hardwired.
- 3) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 4) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
- 5) All outstanding code violations shall be corrected prior to final inspection.
- 6) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.