

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RUTHERFORD PROPERTIES LLC

Located at

94 PLEASANT AVE

PERMIT ID: 2013-01679

ISSUE DATE: 01/27/2016

CBL: 131 K011001

has permission to **Legalization of 2 units to make 4 legal units.**

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 clsoed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner 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/ 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

four dwelling units

Building Inspections

Use Group: R2 **Type:**
Apartment (4 dwelling units)
ENTIRE
MUBEC/Housing Code

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Legalize Nonconforming units

Fire Inspection

Certificate of Occupancy/Final

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-01679	Date Applied For: 08/01/2013	CBL: 131 K011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 4 unit	Proposed Project Description: Legalization of 2 units to make 4 legal units.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 01/26/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as four dwelling units. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 01/27/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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. This does NOT authorize any construction activities.				
2) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
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.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petruccelli Approval Date: 01/27/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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 spaces New CO alarms shall be hardwired.				
2) 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.				
3) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.				
4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
5) All means of egress to remain accessible at all times.				
6) All outstanding code violations shall be corrected prior to final inspection.				
7) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
8) Shall meet the requirements of 2009 NFPA 1 Fire Code.				