

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HATZENBUEHLER JOHN R & STEPHANIE
HATZENBUEHLER JTS

Located at

173 PLEASANT AVE

PERMIT ID: 2015-00440

ISSUE DATE: 05/13/2015

CBL: 132 J009001

has permission to **Renovation of existing first floor space, left side, within a single family home into an apartment, utilizing existing water utilities.**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Craig Messinger

/s/ Jeanie Bourke

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

Two Family

Building Inspections

Use Group: Residential

Two Family Home
First Floor, left side
MUBEC/IRC 2009

Fire Department

Classification:

One or Two Family Dwellings
ENTIRE

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:

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

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

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: 2015-00440 | Date Applied For: 03/11/2015 | CBL: 132 J009001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: 2 Family | Proposed Project Description: Renovation of existing first floor space, left side, within a single family home into an apartment, utilizing existing water utilities. | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 04/22/2015 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) With the issuance of this permit and the certificate of occupancy this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. | | | | |
| Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/13/2015 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) 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. | | | | |
| 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 713 of IBC or R317.3.1.2 of the IRC. | | | | |
| 4) All fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall maintain rating and continuity. | | | | |
| 5) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12 | | | | |
| 6) 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. | | | | |
| 7) 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. | | | | |
| Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 04/21/2015 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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 | | | | |
| 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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. | | | | |