

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CHEVERUS HIGH SCHOOL /Risbara Bros Construction

Located at

77 READ ST

PERMIT ID: 2013-01699

ISSUE DATE: 08/28/2013

CBL: 141 J012001

has permission to **Removal of interior stair, install of new smoke and CO detectors.**

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.

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| Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-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/ Chris Pirone

/s/ Jon Rioux

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 dwelling

Building Inspections

Fire Department

Classification:

One or Two Family Dwellings

ENTIRE

2009 NFPA

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

Electrical - Residential

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.

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|---|--|---|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2013-01699 | Date Applied For: 08/05/2013 | CBL: 141 J012001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: 2 family - to remove the interconnecting stairway to "legalize" the use | | Proposed Project Description: Removal of interior stair, install of new smoke and CO detectors. | | |
| <p>Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 08/08/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) It is understood that this permit is to fire code and separate the tow dwelling units and to confirm the two residential unit status. 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. The Third floor attice space is unoccupied. This office will need a permit if the third floor is incorporated into living space. 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. | | | | |
| <p>Dept: Building Status: Approved w/Conditions Reviewer: Jon Rioux Approval Date: 08/28/2013</p> <p>Note: This permit is to correct existing land-use violations. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) In addition to the proposed work, this permit recognizes pre-existing construction that does 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. Modifications may be required for building, plumbing, and electrical compliance. 2) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section. 3) The design professional stated that code compliant emergency escapes will be provided the renovated bedroom(s). Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 4) Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. <p>A field inspection will verify your current smoke detector arrangement and the City's minimal code requirements.</p> <p>R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.</p> <ol style="list-style-type: none"> 5) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. <p>For the renovated conditioned space- insulation shall comply with the IECC, 2009 (Maine State Energy Codes).</p> <ol style="list-style-type: none"> 6) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. 7) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 8) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work. | | | | |

Dept: Fire

Status: Approved

Reviewer: Chris Pirone

Approval Date: 08/27/2013

Note:

Ok to Issue:

Conditions: