DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



This is to certify that

ALBRO DONALD K & MARIE M ALBRO JTS

Located at

9 CORNELL ST

PERMIT ID: 2018-00164

ISSUE DATE: 01/30/2019

CBL: 151A A006001

has permission to Interior alterations to change use from single family to two family. Add front door from the front porch to the second floor apartment, add kitchen.

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.

Fire Department

/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

two-family

PERMIT ID: 2018-00164

Building Inspections

Type: n/a

Use Group: R

Two Family Dwelling Unit Sprinkled: NFPA 13D

ENTIRE

MUBEC/IRC-2009

Located at: 9 CORNELL ST CBL: 151A A006001

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:

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final Inspection

Final - Plumbing

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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
2018-00164	02/06/2018	151A A006001

Proposed Use:

Two family

Proposed Project Description:

Interior alterations to change use from single family to two family. Add front door from the front porch to the second floor apartment, add kitchen.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 03/14/2018

Note: R-5 zone

Ok to Issue:

Flood Zone X, Panel 7

Lot size 9,933 sf - meets 6,000 sf min Lot area per DU 4,966 sf - meets 3,000 sf min 2 parking spaces required - garage is 2+ bays - OK

Conditions:

- 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint and shell only.
- 2) Upon issuance of the new 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.
- 3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Brian Stephens **Approval Date:** 01/29/2019 **Note:** • Ok to Issue: ✓

Conditions:

- 1) 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.
- 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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and ADA standards.
- 4) 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.
- 5) 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.
- 6) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 7) Egress size windows are required (1) in each sleeping room per the Permitting and Inspections and the State Fire Marshal policies for existing buildings.
- 8) 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
- 9) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4
- 10 The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code.
- 11 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.

PERMIT ID: 2018-00164 **Located at:** 9 CORNELL ST **CBL:** 151A A006001

- 12 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.
 - Alternatively, a monitored smoke detection system is allowed to be installed in accordance with NFPA 72 for fire alarms.
- 13 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.
- 14 The appliance and venting shall be installed in accordance with the UL listing, manufacturer's specifications, MUBEC 2009 and NFPA 211
- 15 Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.

 Dept:
 Fire
 Status:
 Approved w/Conditions
 Reviewer:
 Jason Grant
 Approval Date:
 01/29/2019

 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 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code.
 - This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
 - All means of egress to remain accessible at all times.
 - If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) This review has determined that your project requires fire sprinkler system. A separate City of Portland One and Two-Family Sprinkler System Permit is required for all new sprinkler systems. This review does not include approval of system design or installation.
 - Sprinkler system installation and or work shall comply with 2016 NFPA 13D.
- 4) City of Portland Code Chapter 10 section 10-3 (i) all new smoke alarm must use photoelectric technology. In existing apartment building smoke detectors must be powered by the buildings electrical service and must have a secondary power source (battery). 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.