

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DAG INVESTMENTS LLC

Located at

1156 FOREST AVE

PERMIT ID: 2016-00453

ISSUE DATE: 05/03/2016

CBL: 152 A005001

has permission to **Change of use to convert a commercial unit to a residential unit (apartment A), no construction.**

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 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.

/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 and two retail units (music sales/rentals/lessons and a tailor shop).

Building Inspections

Fire Department

Classification:

Mixed: Residential, Mercantile
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:

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: 2016-00453	Date Applied For: 02/26/2016	CBL: 152 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Mixed - 2 commercial (retail) units and 4 dwelling units		Proposed Project Description: Change of use to convert a commercial unit to a residential unit (apartment A), no construction.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 04/05/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-2 zone Minimum lot area/dwelling unit 1,500 sf; proposal 1,603 sf/dwelling unit - OK Parking requirements - 4 off-street spaces (1 per dwelling unit). Retail/Alterations business is 644 sf - no parking required since <2,000 sf, per §14-332(h). Music studio is 1,621 sf - no parking required since <3,000 sf, per §14-332(l).				
Conditions:				
1) This property shall remain two retail units and four dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 05/02/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) 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.				
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 03/01/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 04/20/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.				
2) Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"				
3) Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.				
4) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
5) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
6) 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.				

- 7) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 8) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 9) All outstanding code violations shall be corrected prior to final inspection.
- 10) Construction or installation shall comply with City Code Chapter 10.
- 11) A Knox Box is required.
- 12) All smoke alarms shall be photoelectric.
- 13) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code.
Boiler and Fuel-fired heater rooms serving more than a single dwelling unit require 1 hour separation and sprinklers.
- 14) 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.
- 15) All means of egress to remain accessible at all times.