

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ROCHA-MCCARTHY LOUISE /Home Owner

Located at

266 CONCORD ST W

PERMIT ID: 2013-01078

ISSUE DATE: 06/02/2014

CBL: 175 C006001

has permission to **In second floor unit - Extend wall over existing bathroom doorway, put new door in wall, add 3 cupboard/closets**

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.
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/s/ Chris Pirone

/s/ Tammy Munson

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

legally a two family dwelling (owner and Lawyer acknowledged an illelegal unit on the 3rd floor that is to be legalized with proper permits)

Building Inspections

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:

Above Ceiling Inspection
Close-in Plumbing/Framing
Final - Commercial
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: 2013-01078	Date Applied For: 05/29/2013	CBL: 175 C006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Legal Two (2) Family		Proposed Project Description: In second floor unit - Extend wall over existing bathroom doorway put new door in wall, add 3 cupboard/closets		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/04/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) There are NO approvals for a third floor dwelling unit. All previous kitchen facilities shall be removed. The third floor shall not be rented out separately.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 05/30/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
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) 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.				
4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
5) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
6) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program standard for thermal envelope and MEP systems.				
7) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2009				
8) 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.				
9) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
10) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, 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.				
11) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 06/12/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2013-01078

Located at: 266 CONCORD ST W

CBL: 175 C006001

- 1) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Any cutting and welding done will require a Hot Work Permit from Fire Department.

- 2) All new smoke detectors and smoke alarms shall be photoelectric.
- 3) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 4) All outstanding code violations shall be corrected prior to final inspection.
- 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.