

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

FENTON M JAMES JR & JEANNE FENTON JTS

Located at

18 ROSEMONT AVE

PERMIT ID: 2017-00293

ISSUE DATE: 04/06/2017

CBL: 184 C012001

has permission to **Adding dormer to 3rd floor rear of building. Changing stairs from 2nd to 3rd floor (connected to permit 2013-01954 to legalize the 3rd floor unit)**

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 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.

/s/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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

Three dwelling units with approval of permit 2013-01954

Building Inspections

Use Group: Two Family Residence (with illegal unit)
Type: ENTIRE
MUBEC / 2009 IRC

Fire Department

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:

Framing Only

Final Inspection

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		Permit No: 2017-00293	Date Applied For: 03/07/2017	CBL: 184 C012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: legal three unit - under legalization permit 2013-01954		Proposed Project Description: Adding dormer to 3rd floor rear of building. Changing stairs from 2nd to 3rd floor (connected to permit 2013-01954 to legalize the 3rd floor unit)		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/09/2017	
Note: R-5 Zone lot size- 6,000 sf front yard - 20' min. or average - front yard is line with the buildings on other side - OK Rear yard 20' min - 30' given side yard min 14' (2 1/2 stories) - 12' given - but 22' on other side - 2' to meet requirement changing for a hip roof to a gable roof in the rear -.Adding floor area - 18' x 4' = 72 sf				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) With the issuance of this permit and permit 2013-01954 and the certificate of occupancy, this property shall remain a three family dwelling. 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: Greg Gilbert	Approval Date: 04/03/2017	
Note:				Ok to Issue: <input type="checkbox"/>
Conditions:				
1) 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.				
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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 04/05/2017	
Note:				Ok to Issue: <input type="checkbox"/>
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) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. 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.				
3) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				
4) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter # 43 & 31 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). All means of egress to remain accessible at all times.				