

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BIPED DEVELOPMENT LLC

**Located at**

572 BRIGHTON AVE

**PERMIT ID:** 2017-00362

**ISSUE DATE:** 12/06/2017

**CBL:** 185 C013001

has permission to **Legalize one existing non-conforming dwelling unit, bringing the total to five dwelling units.**

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/ Jason Grant*

*/s/ Jeanie Bourke*

**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***

1st floor front - retail and personal services  
2nd floor front - offices  
Rear - Five dwelling units

***Building Inspections***

**Use Group:** B, M & R- **Type:** 5B  
2

Business - floors 1 & 2 front  
Mercantile - floor 1 front  
Residential apartments - floors 1, 2 &  
3 rear  
ENTIRE  
Municipal Housing Code

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Legalize Nonconforming units  
Fire Inspection  
Certificate of Occupancy/Final Inspection  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00362	<b>Date Applied For:</b> 03/21/2017	<b>CBL:</b> 185 C013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Retail, personal service, offices, and five dwelling units.		<b>Proposed Project Description:</b> Legalize one existing non-conforming dwelling unit, bringing the total to five dwelling units.		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 04/27/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Upon issuance of the Certificate of Occupancy, this property shall remain five dwelling units in the rear building and retail, personal service, and offices in the front building. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
2) This permit is being approved on the condition that the applicant completes all required work to bring the property into compliance with the applicable housing and life safety codes. A Certificate of Occupancy for the legalized unit shall not be issued until such work is completed, as verified by a final inspection. If a Certificate of Occupancy is not issued, the approval of the legalized unit is void and the applicant shall be required to remove the unit.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 12/06/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
2) 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.				
3) This permit recognizes a pre-existing land use and does not require or 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 and the issuance of the Certificate of Occupancy.				
4) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
5) 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 12/06/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Every sleeping and living area in a residential occupancy shall have at least 1 primary means of escape and 1 secondary means of escape. The secondary means of escape may be an outside egress window operable from the inside without the use of tools, keys or special effort. In buildings built before 1976, egress windows shall provide a net clear opening 3.3 sq. ft. The width shall not be less than 20 inches and height shall not be less than 24 inches. The bottom of the window opening shall not be more than 44 inches above the floor unless a permanent step is installed. The opening shall also meet the other requirement of NFPA 101 section 24.2.2.3.3.				
2) 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.				

- 3) 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.
- 4) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) The Building shall comply with City Code, Chapter 10.  
The Building shall comply with 2009 NFPA 101 Life Safety Code.  
The Building 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.