

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MAHAGER SHAHNAZ

Located at
256 BANCROFT ST

PERMIT ID: 2016-00304 ISSUE DATE: 04/05/2016 CBL: 195 B019001

has permission to **Change of Use from a single-family home to a handicapped family unit. No construction activity.**

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 clsoed-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

handicapped family unit

Building Inspections

Use Group: R-3 **Type:** 5B
Residential - Congregate Care Facility
(non-transient)
Occupant load = 8
Building is not sprinkled
ENTIRE
IRC/2009 IBC

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:

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: 2016-00304	Date Applied For: 02/10/2016	CBL: 195 B019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Handicapped family unit		Proposed Project Description: Change of Use from a single-family home to a handicapped family unit. No construction activity.		
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/10/2016	
Note: R-3 zone Sec 14-87 permitted use - handicapped family unit for 8, since <16 persons - OK				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a handicapped family unit. Any change of use, including to a single-family dwelling, 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.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 03/23/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
3) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
4) 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.				
5) 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, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 03/25/2016	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.				
2) Fire extinguishers are required per NFPA 1 Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1.				
3) Shall meet the requirements of 2009 NFPA 101 Life Safety Code Ch. 32 New Residential Board and Care Occupancies.				
4) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.				
5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
6) All outstanding code violations shall be corrected prior to final inspection.				
7) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.				
8) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.				

PERMIT ID: 2016-00304

Located at: 256 BANCROFT ST

CBL: 195 B019001

- 9) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
- 10 Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 11 All smoke detectors shall be photoelectric.
- 12 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 requires 1 hour separation or sprinklers.
- 13 Shall meet the requirements of 2009 NFPA 1 Fire Code 13.3.2.19 New Residential Board and Care Occupancies.