

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BIRCH LANE LLC

Located at

12 White Birch Ln (building w/ units 13&14)

PERMIT ID: 2015-01176

ISSUE DATE: 03/07/2016

CBL: 343 D016001

has permission to **Change of Use: convert garage & laundry room into 3rd unit in existing duplex for total of 28 units in the PRUD - add one exterior door, two windows**

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

twenty-eight dwelling units (five buildings with four d.u., one building w/ five d.u. & one building w/ three d.u.)

Building Inspections

Use Group: R-2

Three family unit

ENTIRE

MUBEC/IBC 2009

Type: 5B

Fire Department

Classification:

One or Two Family Dwellings

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in

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: 2015-01176	Date Applied For: 05/26/2015	CBL: 343 D016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Add third unit to existing duplex (building w/units 13 & 14) in PRUD		Proposed Project Description: Change of Use: convert garage & laundry room into 3rd unit in existing duplex for total of 28 units in the PRUD - add one exterior door, two windows		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/05/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This property shall remain as 28 residential condominiums in seven buildings. Any change of use shall require a separate permit application for review and approval.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 03/03/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) 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.		
		2) 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.		
		3) 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.		
		4) 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: David Petruccelli	Approval Date: 03/04/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.		
		2) Shall meet the requirements of 2009 NFPA 1 Fire Code.		
		3) Any cutting and welding done will require a Hot Work Permit from Fire Department.		
		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.		
		6) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.		
		7) 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.		
		8) 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.		
		9) 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.		

PERMIT ID: 2015-01176

Located at: 12 White Birch Ln (building w/

CBL: 343 D016001

10 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.

11 All smoke alarms shall be photoelectric.