

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

AL AHRAM LLC

**Located at**

1344 WASHINGTON AVE

**PERMIT ID:** 2016-02220

**ISSUE DATE:** 08/29/2016

**CBL:** 344 C004001

has permission to **Change of Use-from office to apartment-1st floor (No construction, the conversion was done at a previous unknown date)**

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 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/ Michael White*

*/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 one dwelling unit & 2nd floor one dwelling unit

***Building Inspections***

**Use Group:** R

**Type:**

Two Family - one unit on each floor

Nonsprinkled

First Floor

MUBEC/Housing Code

***Fire Department***

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

### **REQUIRED INSPECTIONS:**

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02220	<b>Date Applied For:</b> 08/19/2016	<b>CBL:</b> 344 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Two dwelling units - one on each floor		<b>Proposed Project Description:</b> Change of Use-from office to apartment-1st floor (No construction the conversion was done at a previous unknown date)		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/23/2016
<b>Note:</b> R-P Zone (closest Residemntail zone is R-5) min lot size 6,000 sf - 6398 sf - OK land area per du - 3,000 sf - OK parking - need a minimum of two spaces [14-332(a)(2)] - approximately 28' x 64' paved area in rear of property - OK		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 08/24/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) 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. 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 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) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction. 5) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 6) 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.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 08/26/2016
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) 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). 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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. 3) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings. 4) All means of egress to remain accessible at all times. 5) If applicable, all outstanding code violations shall be corrected prior to final inspection.				

**PERMIT ID:** 2016-02220

**Located at:** 1344 WASHINGTON AVE

**CBL:** 344 C004001

- 6) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5)
- 7) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 8) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. 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
- 9) All construction shall comply with City Code, Chapter 10.