

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SHALETT ROSLYN & MERRIL ABRAMSON JTS

Located at

23 SANBORN ST

PERMIT ID: 2017-00085

ISSUE DATE: 05/24/2017

CBL: 375 B005001

has permission to **Legalize one non-conforming unit, bringing the total to two dwelling units and after-the-fact approval for renovations in the basement 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/ David Petruccelli

/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

two-family

Building Inspections

Use Group: R

Type:

Two Family

ENTIRE

Municipal Housing Code

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:

Legalize Nonconforming units

Fire Inspection

Certificate of Occupancy/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: 2017-00085	Date Applied For: 01/20/2017	CBL: 375 B005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-Family	Proposed Project Description: Legalize one non-conforming unit, bringing the total to two dwelling units and after-the-fact approval for renovations in the basement unit			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/19/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Upon issuance of 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.				
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(s) 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(s) is void and the applicant shall be required to remove the unit(s).				
3) 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: Jeanie Bourke Approval Date: 05/24/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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) 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.				
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) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
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.				
6) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Inspections are required to confirm Life Safety, electrical and structural compliance, and may require exposure of any hidden elements. Additional work and design approvals may be required.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petruccelli Approval Date: 02/10/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Building shall comply with NFPA 101 (2009) Ch. 24 1 & 2 family dwellings				
2) 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.				

3) 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.

4) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.