

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BK PROPERTIES LLC

Located at
613 WASHINGTON AVE

PERMIT ID: 2017-01385 **ISSUE DATE:** 03/16/2018 **CBL:** 428 L022001

has permission to **Change of use from two family to three family.**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Brian Stephens

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
three dwelling units

Building Inspections
Use Group: R-2 **Type:** 5B
Residential Apartment House (3 Units)
Sprinkled: NFPA 13R
3rd Floor
MUBEC/IBC-2009

Fire Department
Classification:
Apartment Building
ENTIRE
NFPA 101 CH 30 & 31

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:

Certificate of Occupancy/Final Inspection

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01385	Date Applied For: 08/30/2017	CBL: 428 L022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three family	Proposed Project Description: Change of use from two family to three family.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 11/16/2017 Note: R-5 Zone Ok to Issue: <input checked="" type="checkbox"/> - using section 14-118(a)(5) Conditional Use- can add one additional unit to existing space - without meeting the land area per dwelling unit requirement - 7/13/17 the ZBA approved a Conditional Use Appeal to "legalize" the third unit Conditions: 1) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as three dwelling units. Any change of use shall require a separate permit application for review and approval. 2) This is approving an additional dwelling unit in the third floor, per §14-118(a)(5) of the city's ordinance. This unit may not be sold as a condominium unit or otherwise separated from the ownership of at least one of the pre-existing units on site. The attic unit may be rented only in compliance with the provisions of the housing agreement entered into with the City of Portland. 3) Prior to the issuance of a Certificate of Occupancy, the housing agreement must be recorded at the Cumberland County Registry of Deeds and a copy of the recorded agreement submitted to the City.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 02/06/2018 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2. 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) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 4) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101 5) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings. 6) 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. 7) This is a Change of Use only permit. It does not authorize any construction activities. 8) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Responsibility lies solely with the applicant. City inspections may require exposure of any hidden elements, and additional work and design/installation approvals may be required.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 08/31/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.				

PERMIT ID: 2017-01385

Located at: 613 WASHINGTON AVE

CBL: 428 L022001

Dept: Fire

Status: Approved w/Conditions

Reviewer: Jason Grant

Approval Date: 03/16/2018

Note:

Ok to Issue:

Conditions:

- 1) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
Sprinkler system installation shall comply with 2016 NFPA 13R.
- 2) Forbearance Agreement dated March 16 2008 and approved by both the City of Portland and Shamayel Kargar allow the applicant until August ,31st 2019 to install the required fire sprinkler system.
- 3) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction 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.