

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

TURLEY SEAN R

Located at

62 VESPER ST

PERMIT ID: 2015-01050

ISSUE DATE: 07/24/2015

CBL: 003 H00100E

has permission to **Change of Use - letting a room in existing residential condominium - Unit E - one of four residential units in the building.**

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 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/ Craig Messinger*

*/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***

Unit E condominium (1 of 4) with room to "let"

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Residential condominium (1 of 4 units) w/room to "Let"  
NFPA 13R Sprinkler System  
Right, Unit E - 2nd floor  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE

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 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

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> 2015-01050	<b>Date Applied For:</b> 05/13/2015	<b>CBL:</b> 003 H00100E
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Residential Condo (Unit E) with room to "let"		<b>Proposed Project Description:</b> Change of Use - letting a room in existing residential condominium Unit E - one of four residential units in the building.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/07/2015	
<b>Note:</b> § 14-404 (e)		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1. There shall be no more than two persons per room - condition of approval - OK 2. no more than two rooms per dwelling unit "let" - renting one room, 2nd floor, front left side - OK 3. No increase in bathroom or kitchen facilities in the dwelling & not constructed in last 2 years. - built in 2012 - OK * According to the Housing Division, the current condominium documents & federal funding does not prohibit the "letting of a room" on a short term basis in the Adams School Condominium Association.				
<b>Conditions:</b>				
1) Under section 14-404(e) there may not be more than two persons in the room that is being "let".				
2) This property shall remain as single family residential condominium with one room to "let". 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> 07/14/2015	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This is a Change of Use ONLY permit per the Land Use Ordinance fo the City of Portland. It does NOT authorize any construction activities.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 07/23/2015	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All smoke detectors shall be photoelectric.				
2) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				