

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CONGRESS 135 MARKET LLC

Located at

135 CONGRESS ST

PERMIT ID: 2015-01673

ISSUE DATE: 09/21/2015

CBL: 013 L022001

has permission to **Condo Conversion from 3 residential apartments to 3 separately owned residential condominiums**

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 cloed-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

Fire Official

/s/ Jeanie Bourke

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

First Floor - Retail
Upper Flors - Three residential condominiums

Building Inspections

Use Group: M/R-2 Type: 5B
Residential Condominiums (3 units)
Total Occupant load = 20
2nd & 3rd floors
MUBEC/IBC 2009

Fire Department

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:

Certificate of Occupancy/Final

Fire - Change of Use Inspection

Final - Electric

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: 2015-01673	Date Applied For: 07/14/2015	CBL: 013 L022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Unit Residential Condominiums	Proposed Project Description: Condo Conversion from 3 residential apartments to 3 separately owned residential condominiums			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 09/21/2015 Note: Has not had tenants since 2013 due to fire. Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) With the issuance of this permit and the certificates of occupancy, this property shall remain three residential condominium units. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/18/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 09/17/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) All outstanding code violations shall be corrected prior to final inspection. 2) Shall meet the requirements of NFPA 101, Chapter 30, New Apartment Buildings. 3) Shall meet the requirements of 2009 NFPA 1 Fire Code. 4) All construction shall comply with City Code Chapter 10.				