

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

G O ENTERPRISES LLC

Located at

234 EASTERN PROMENADE

PERMIT ID: 2014-01504

ISSUE DATE: 07/31/2014

CBL: 014 I013001

has permission to **Convert 10 Residential units to 10 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 clsoed-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/ Chris Pirone

/s/ Laurie Leader

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

ten residentail condominiums - 5 in each building

Building Inspections

Use Group: R-2 **Type:** 5B
Residential condominiums
Two buildings with 5 units each
Occupant load=21 people per building
Building sprinkled (previously required)
ENTIRE
City Housing Code

Fire Department

Classification:
Apartment Building
ENTIRE
nfpa 2009

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

Final - Fire

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: 2014-01504	Date Applied For: 07/10/2014	CBL: 014 I013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 10 Residential Condominiums		Proposed Project Description: Convert 10 Residential units to 10 Residential Condominiums		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 07/25/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.</p> <p>2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.</p> <p>3) This property shall remain as ten residential condominiums. Any change of use shall require a separate permit application for review and approval.</p>				
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 07/28/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</p> <p>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.</p> <p>3) This permit recognizes a pre-existing 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.</p> <p>4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p> <p>5) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit.</p>				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 07/31/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>1) All outstanding code violations shall be corrected prior to final inspection. Contact Fire Prevention at 874-8400.</p>				

- 2) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup. 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 spacesSingle-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup. 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) Carbon Monoxide detectors required per State Statue MRSA Title 25 § 2468. The owner shall install, or cause to be installed, by the manufacturer's requirements at least one approved carbon monoxide detector in each area within, or giving access to bedrooms.
- 4) Street addresses shall be marked on the structure.
Unit doors shall be labeled.
- 5) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies
All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
Shall comply with 2009 NFPA 1 Chapter 20.9 Apartment Buildings