

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

17 CHESTNUT STREET LLC

Located at

17 CHESTNUT ST

PERMIT ID: 2016-00080

ISSUE DATE: 03/17/2016

CBL: 027 C002001

has permission to **Change of Use to convert the existing 3rd floor office to one dwelling unit, offices will remain on floors 1 and 2.**

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/ 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

3rd floor - one dwelling unit

Building Inspections

Use Group: R-3 & B **Type:** 3B

Residential Apartment - 6 Occupants

Offices - Floors 1 & 2 - 20 Occupants

NFPA 13R Sprinkler System throughout

3rd Floor

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-00080

Located at: 17 CHESTNUT ST

CBL: 027 C002001

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2016-00080	Date Applied For: 01/13/2016	CBL: 027 C002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of Use to Commercial Offices and one dwelling unit - third floor		Proposed Project Description: Change of Use to convert the existing 3rd floor office to one dwelling unit, offices will remain on floors 1 and 2.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/17/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) If a new plumbing vent stack is necessary, it shall be black in color and positioned toward the rear of the roof and set back from roof edges.				
2) HP understands that a flat dryer vent hood (approximately 4" x 4") is to be located on the rear wall, and shall be colored to blend with the wall color. No other external vents are needed for kitchen or bathroom.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/19/2016
Note: B-3 Zone & Historic Overlay All work within existing footprint & shell		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as offices on the first and second floors and one dwelling unit on the third floor. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspection		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/17/2016
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) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) 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.				
4) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
5) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
6) 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 device is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.				
7) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
Dept: Engineering DPS		Status: Not Applicable	Reviewer:	Approval Date: 01/19/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

