

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CLARK BOX LLC

Located at

312 CONGRESS ST (Unit #5)

PERMIT ID: 2016-02637

ISSUE DATE: 11/23/2016

CBL: 028 C004001

has permission to **Renovate Unit #5, including insulating ceiling, widening doorway, new kitchen cabinets & bathroom fixtures, upgrading electrical, adding new vinyl replacement windows, & repairing hardwood floors.**

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 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/ Michael White

/s/ Greg Gilbert

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

Multi-family - 20 units

Building Inspections

Use Group:

multi-Family

ENTIRE

MUBEC / 2009 IBC

Type:

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 are 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 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.**

REQUIRED INSPECTIONS:

Electrical - Commercial

Close-in Plumbing/Framing

Final - Commercial

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: 2016-02637	Date Applied For: 10/06/2016	CBL: 028 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Multi-family - 20 units (Unit #5)		Proposed Project Description: Renovate Unit #5, including insulating ceiling, widening doorway, new kitchen cabinets & bathroom fixtures, upgrading electrical, adding new vinyl replacement windows, & repairing hardwood floors.		
Dept: Historic	Status: Approved	Reviewer: Robert Wiener	Approval Date: 11/16/2016	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 11/10/2016	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) This property shall remain a 20 dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 11/22/2016	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) Note: Bedroom room emergency escape and rescue openings (or exemptions) shall comply with section 1029 for any change (additions or enlargement) to the existing bedrooms. 1405.13.2 Window sills. In Occupancy Groups R-2 and R-3, one- and two-family and multiple-family dwellings, where the opening of the sill portion of an operable window is located more than 72 inches above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 24 inches above the finished floor surface of the room in which the window is located. Glazing between the floor and a height of 24 inches shall be fixed or have openings through which a 4 inch diameter sphere cannot pass.				
2) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 10/11/2016	
Note:	Ok to Issue: <input checked="" type="checkbox"/>			
Conditions:				
1) If applicable, all outstanding code violations shall be corrected prior to final inspection.				
2) All means of egress to remain accessible at all times.				
3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
5) All construction shall comply with City Code, Chapter 10.				