

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

PERMIT ID: 2016-02682

ISSUE DATE: 11/23/2016

CBL: 028 C004001

has permission to **Renovate unit #23 which will include: ceiling insulation, widening of doorway from kitchen to LR, new kitchen cabinets, new bathroom fixtures, electrical upgrades, replacing windows, flooring repairs, and installing fire door.**

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](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 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:**

Close-in Plumbing/Framing

Electrical - Commercial

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02682	<b>Date Applied For:</b> 10/14/2016	<b>CBL:</b> 028 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: 20-unit apartment building		<b>Proposed Project Description:</b> Renovate unit #23 which will include: ceiling insulation, widening of doorway from kitchen to LR, new kitchen cabinets, new bathroom fixtures, electrical upgrades, replacing windows, flooring repairs, and installing fire door.		
<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 11/16/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 11/10/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
2) This property shall remain 20 dwelling units. Any change of use shall require a separate permit application for review and approval.				
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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 11/22/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 10/24/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 10/18/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
2) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartment Buildings.				
3) 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).				

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- 4) All construction shall comply with City Code, Chapter 10.
- 5) Egress windows shall provide a clear opening of not less than 5.7 Sq. Ft. The width shall not be less than 20 inches, and height shall not be less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor (Chapter 24.2.2.3.3).
- 6) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 7) All means of egress to remain accessible at all times.