

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

AVESTA HOUSING DEVELOPMENT  
CORPORATION/Benjamin Construction Inc.

**Located at**

65 ELM ST

**PERMIT ID:** 2013-02457

**ISSUE DATE:** 12/18/2013

**CBL:** 033 N002001

has permission to **Demo wood structure and foundation. Backfill with earth material. Cap utilities and erosion control.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.

N/A

/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*

*Building Inspections*

*Fire Department*

vacant - previously Lighthouse Shelter -  
#2013-02457 is demoing the entire  
structure

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 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:**

Pre-Demolition Inspection

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> 2013-02457	<b>Date Applied For:</b> 11/01/2013	<b>CBL:</b> 033 N002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Vacant	<b>Proposed Project Description:</b> Demo wood structure and foundation. Backfill with earth material. Cap utilities and erosion control.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 11/08/2013				
<b>Note:</b> wait for planning - replacement housing ok				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.				
2) It is understood that this property will remain vacant. Separate permits are required for future building. After demolition, there will be no use assigned to this property. Please remember that any parking on the lot would be considered a separate use and will need to be reviewed for zoning and site plan reviews.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 12/18/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and Demolition per Section 3303 of the IBC 2009.				
2) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.				
<b>Dept:</b> DRC <b>Status:</b> Approved <b>Reviewer:</b> Philip DiPierro <b>Approval Date:</b> 11/25/2013				
<b>Note:</b> Housing replacement & site stabilization PG has been accepted.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				