

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MID-TOWN PROPERTIES LLC

Located at

13 GRANT ST

PERMIT ID: 2014-00058

ISSUE DATE: 02/10/2014

CBL: 036 D016001

has permission to **Legalization of 2 units to make total of 11 dwelling units, no renovations** 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

11 residential dwelling units

Building Inspections

Use Group: R-2 **Type:** 3B

Apartment House (11 Units)

No Sprinkler System

Fire Alarm System

ENTIRE

Existing Building

Fire Department

PERMIT ID: 2014-00058

Located at: 13 GRANT ST

CBL: 036 D016001

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:

Legalize Nonconforming units
Fire - Change of Use Inspection
Electrical - Commercial
Certificate of Occupancy/Final

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: 2014-00058	Date Applied For: 01/13/2014	CBL: 036 D016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 11 Unit Apartment Building	Proposed Project Description: Legalization of 2 units to make total of 11 dwelling units, no renovations			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/07/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) With the issuance of this permit and the certificate of occupancy, this property shall remain as eleven dwelling units. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 02/10/2014				
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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) This permit recognizes a pre-existing land 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.				
3) Per IBC Sec. 3401 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101				
4) This is a Change in the number of legal Dwelling Units ONLY permit. It does NOT authorize any construction activities.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 02/08/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) System CO detectors shall be located on the ceiling in the same room as permanently installed fuel-burning appliances and centrally located on every habitable level and in every HVAC zone of the building per NFPA 720:5.5.5.3.1. System CO detectors shall activate an audible alarm at the detector and FACP, and send an alarm signal the remote station. It shall not trip a/the master box.				
2) All smoke detectors shall be photoelectric.				
3) The fire alarm system shall have a new fire alarm inspection sticker.				
4) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.				
5) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				
6) All current Code violations shall be corrected prior to final approval				