

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LONE PALM LLC

Located at

102 Portland St

PERMIT ID: 2014-01629

ISSUE DATE: 10/09/2014

CBL: 036 H001001

has permission to **Add two dwelling units for a total of seven dwelling units & add a fire rated ceiling between the commercial units and the residential units.**

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/ Tammy Munson

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

Seven dwelling units & two commercial units

Building Inspections

Use Group: R-2 **Type:** 5B
7 Dwelling Units & two commercial spaces
ENTIRE
IRC 2009

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 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:

Certificate of Occupancy/Final
Above Ceiling 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: 2014-01629	Date Applied For: 07/23/2014	CBL: 036 H001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Seven legal dwelling units & two commercial spaces on lowest level on Portland Street		Proposed Project Description: Add two dwelling units for a total of seven dwelling units & add a fire rated ceiling between the commercial units and the residential units.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 09/24/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-2b Zone lot size - 5547 Max land area per dwelling unit - 435 sf - 7 units -3045 sf - OK Need 5 parking spaces for 5 of the dwelling units & commercial spaces - 8 shown				
Conditions:				
1) With the issuance of this permit and permit #2014-01848 and the certificates of occupancy this property shall remain as two commercial units and seven dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 08/22/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messenger	Approval Date: 10/09/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Shall comply with City Code Chapter 10				
2) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings.				
3) All outstanding code violations shall be corrected prior to final inspection.				
4) Per conversation with Matt Provencal, unit doors off of stairs are to be 60 minutes.				