

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

30 PLEASANT STREET LLC

Located at

30 PLEASANT ST (1st Floor)

**PERMIT ID:** 2018-00153

**ISSUE DATE:** 03/12/2018

**CBL:** 040 B009001

has permission to **Change of use from office to residential condo (for total of three residential condos in building) -in Install shower, relocate sink, install kitchen**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

**Fire Official**

/s/ Brian Stephens

**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***

First floor - residential condo (three residential condos in building)

***Building Inspections***

**Use Group:** R-2

**Type:** Existing  
Unknown

***Fire Department***

Residential Apartment House (3  
Condominiums)  
Non-Sprinkled  
First Floor  
MUBEC/IBC-2009

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Certificate of Occupancy/Final Inspection

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid 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><br>2018-00153   | <b>Date Applied For:</b><br>02/02/2018 | <b>CBL:</b><br>040 B009001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |  |   |  |                            |
| <b>Proposed Use:</b><br>Residential condo  |  | <b>Proposed Project Description:</b><br>Change of use from office to residential condo (for total of three residential condos in building) -in Install shower, relocate sink, install kitchen |  |                            |
| <b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Deborah Andrews <b>Approval Date:</b> 02/21/2018<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |   |  |                            |
| <b>Conditions:</b><br>1) Any exterior alterations associated with change of use, including exterior vents, fans, etc., requires review and approval under historic preservation ordinance.   |  |   |  |                            |
| <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/21/2018<br><b>Note:</b> B-3 zone & histoirc <b>Ok to Issue:</b> <input checked="" type="checkbox"/><br>- section 14-217(1)(a) allows for multifamily dwellings<br>- all work is within the existing structure   |  |   |  |                            |
| <b>Conditions:</b><br>1) With the issuance of this permit and the certificate of occupancy, the use of space shall remain a residential condominium in a building with three residential condominiums. Any change of use shall require a separate permit application for review and approval.<br>2) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.<br>3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.   |  |   |  |                            |
| <b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Brian Stephens <b>Approval Date:</b> 02/26/2018<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |   |  |                            |
| <b>Conditions:</b><br>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.<br>2) Per IBC Sec. 3401.3 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<br>3) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.<br>4) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.<br>5) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.<br>6) This is a Change of Use only permit. It does not authorize any construction activities.<br>7) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. |  |   |  |                            |
| <b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable <b>Reviewer:</b> Benjamin Pearson <b>Approval Date:</b> 02/06/2018<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |   |  |                            |
| <b>Conditions:</b>   |  |   |  |                            |

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- 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Jason Grant      **Approval Date:** 03/12/2018

**Note:**      **Ok to Issue:** ☒

**Conditions:**

- 1) The fire sprinkler requirement for the change of use of the first floor has been waived by the Fire Prevention Bureau Division Chief because the building had previously been used as a 3-dwelling unit building until it was changed to a mixed-use building in 2010.
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.