

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BROWN J B & SONS /Opechee Construction Corp

Located at

311 COMMERCIAL ST

PERMIT ID: 2014-01203

ISSUE DATE: 07/14/2014

CBL: 040 E003001

has permission to **Convert 14 residential dwelling units to 14 Condominiums**

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.

/s/ Chris Pirone

Fire Official

/s/ Tammy Munson

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

131 Hotel rooms with restaurant and 14 residential condominiums

Building Inspections

Fire Department

Classification:

Hotel

ENTIRE

2009 NFPA

PERMIT ID: 2014-01203

Located at: 311 COMMERCIAL ST

CBL: 040 E003001

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

Final - Fire

Final - Electric

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: 2014-01203	Date Applied For: 06/03/2014	CBL: 040 E003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 131 Hotel rooms with restaurant and 14 residential condominiums		Proposed Project Description: Convert 14 residential dwelling units to 14 Condominiums		
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 06/17/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) No exterior alterations are approved with this permit, which is based on previously approved construction plans.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/26/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.				
Dept: Building Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 06/17/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 07/13/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department. All means of egress to remain accessible at all times. 2) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation. 3) Shall comply with 2009 NFPA 101 Chapter 28 New Hotels and Dormitories All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf Shall comply with 2009 NFPA 1 Chapter 20.8 Hotels and Dormitories.				