

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ROSA TRUE SCHOOL LIMITED PARTNERSHIP

Located at

140 PARK ST

PERMIT ID: 2015-01838

ISSUE DATE: 10/23/2015

CBL: 045 A006002

has permission to **Change of Use - add two new apartments in the unused daylight basement - rebuild and expand the basement entry - additional interior and exterior alterations "Rosa True School Apartments"**

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**

ten dwelling units

**Building Inspections**

**Use Group:** R-2      **Type:** 3B  
Residential Apartment House - 10  
Dwelling Units  
NFPA 13R sprinkler system  
Basement & various  
MUBEC/IBC 2009

**Fire Department**

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:**

Setbacks and Footings Prior to Pouring  
Foundation/Rebar  
Plumbing Under Slab  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final  
Final - Electric  
Final - Fire

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><br>2015-01838   | <b>Date Applied For:</b><br>07/30/2015 | <b>CBL:</b><br>045 A006002                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |                                      |   |  |   |
| <b>Proposed Use:</b><br>Ten residential units.  |                                      | <b>Proposed Project Description:</b><br>Change of Use - add two new apartments in the unused daylight basement - rebuild and expand the basement entry - additional interior and exterior alterations "Rosa True School Apartments" |  |   |
| <b>Dept:</b> Historic   | <b>Status:</b> Approved              | <b>Reviewer:</b> Deborah Andrews  | <b>Approval Date:</b> 09/22/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| <b>Dept:</b> Zoning   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado  | <b>Approval Date:</b> 08/28/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b> B-3<br>- no minimum setbacks for the addition and 100% lot coverage allowed.<br>- historioc - no additional parking required   |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) With the issuance of this permit and the certificate of occupancy, this property shall remain as ten residential 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.   |                                      |   |  |   |
| 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  |                                      |   |  |   |
| <b>Dept:</b> Building Inspecti  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Jeanie Bourke  | <b>Approval Date:</b> 10/23/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 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. |                                      |   |  |   |
| 2) 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> Fire   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Craig Messenger  | <b>Approval Date:</b> 10/01/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) Shall comply with NFPA 101, Chapter 30, New Apartment Buildings.   |                                      |   |  |   |
| 2) All smoke alarms shall be photoelectric.   |                                      |   |  |   |
| 3) Carbon Monoxide detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.   |                                      |   |  |   |
| 4) All outstanding code violations shall be corrected prior to final inspection.  |                                      |   |  |   |
| 5) Application requires State Fire Marshal approval.  |                                      |   |  |   |
| 6) Shall meet the requirements of 2009 NFPA 1 Fire Code.  |                                      |   |  |   |
| 7) All construction shall comply with City Code Chapter 10.   |                                      |   |  |   |