

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ST LUKES PARISH- WARDENS & VESTRYMEN

**Located at**

134 Park St (143 State St)

**PERMIT ID:** 2017-02007    **ISSUE DATE:** 02/06/2018    **CBL:** 045 A023001

has permission to **Exterior restoration work - repair masonry, slate roof, wooden trim, restore 22 windows. No changes to structural components, layout or usable space.**

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*

*/s/ Brian Stephens*

**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***

Place of Assembly - St. Luke's Cathedral

***Building Inspections***

**Use Group:** A-3    **Type:**

Place of Religious Worship - St. Luke's Cathedral, Emmanuel Chapel

Ext. Chapel/Porch/Link

MUBEC/IBC-2009

***Fire Department***

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:**

Electrical Close-in  
Final - Electric  
Final - Fire  
Final Inspection

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> 2017-02007	<b>Date Applied For:</b> 12/28/2017	<b>CBL:</b> 045 A023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Place of Assembly - Emmanuel Chapel , St. Luke's Cathedral		<b>Proposed Project Description:</b> Exterior restoration work - repair masonry, slate roof, wooden trim, restore 22 windows. No changes to structural components, layout or usable space.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 01/26/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>Changes to roofing, flashing, snow guards, or related materials, particularly the area around the Emmanuel Chapel porch, are to be discussed further by Building Envelope Specialists and HP staff, and final details are to be reviewed by HP office.</li> <li>Any changes to exterior lighting are to be reviewed and approved by HP staff prior to enacting or installing a new lighting plan.</li> <li>Any other replacement or new materials that will result in a change in appearance are to be reviewed and approved by HP staff, before beginning that phase of the rehab project.</li> <li>Before contractors get fully underway with masonry work, HP staff is to review and approve a sample test patch for mortar and joint characteristics, and also sample(s) of replacement brick or stone.</li> <li>All work is to be in conformance with Historic Preservation approved plans (HP application # 2017-301. Any changes to the approved plans must be reviewed and approved before the work begins.</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/08/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> R-3 & Historic - all work is to existing shell - no changes				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> <li>This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 01/11/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.</li> <li>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.</li> <li>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.</li> </ol>				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 01/08/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>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.</li> </ol>				

**PERMIT ID:** 2017-02007

**Located at:** 134 Park St (143 State St)

**CBL:** 045 A023001

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Jason Grant      **Approval Date:** 02/06/2018

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 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.

**Dept:** DRC      **Status:** Not Applicable      **Reviewer:** Philip DiPierro      **Approval Date:** 01/11/2018

**Note:**      **Ok to Issue:**

**Conditions:**