

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
ONEJOY PLACE LLC

**Located at**  
1 JOY PL

**PERMIT ID:** 2018-00110    **ISSUE DATE:** 04/09/2018    **CBL:** 045 E049001

has permission to **Demolish 3 family structure.**

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.
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N/A

/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*

*Building Inspections*

*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:**

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> 2018-00110	<b>Date Applied For:</b> 01/25/2018	<b>CBL:</b> 045 E049001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 12 unit residential building see BP 2018-00098		<b>Proposed Project Description:</b> Demolish 3 family structure.		
<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 02/21/2018	<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> 02/14/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> Housing Replacement requirements have already been met for this project so the demo is not dependent on the permit for the new development.				
<b>Conditions:</b>				
1) The use of the property is legally nonconforming as to street frontage. If you are to demolish the current structure on your own volition, you will only have one (1) year to build a new structure on the property or the property will become nonconforming as to street frontage and it will not be able to be redeveloped under the current zoning ordinance. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Permitting and Inspection Department and notify them of that specific date.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 04/06/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This permit approves site work only and does not include building code construction and compliance criteria				
2) 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.				
3) 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.				
4) A separate inspection is required for the capping of the sewer drain. Please contact the DPW office at 874-8822 for this inspection.				
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.				
<b>Dept:</b> DRC	<b>Status:</b> Approved	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 04/04/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				