

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PRK42 LLC

Located at

235 STATE ST

PERMIT ID: 2015-01653

ISSUE DATE: 09/01/2015

CBL: 046 A006001

has permission to **Alterations - For the repair and rebuild of the existing, two- (2-) story, brick side entrance to this multi-family building.**

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.
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/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

8 family dwelling

Building Inspections

Use Group: R-2

Type: N/A

Residential apartments (8 Units)

Exterior

MUBEC/IBC 2009

Fire Department

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:

Setbacks and Footings Prior to Pouring

Framing Only

Final - Commercial

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01653	Date Applied For: 07/10/2015	CBL: 046 A006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Multi-Family - 8 Units	Proposed Project Description: Alterations - For the repair and rebuild of the existing, two- (2-) story, brick side entrance to this multi-family building.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 08/31/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) During demolition and construction, contractor shall keep HP staff informed of progress, and shall arrange regular site visits with HP staff. 2) All existing wood components shall be retained, repaired, and reused as much as possible. If replacement components are needed, matching replacement pieces are to be inspected by HP staff prior to installation. 3) Prior to the start of masonry reconstruction, contractor shall arrange for HP staff to inspect samples of brick and mortar, for review and approval. 4) Any replacement doors or windows that are needed must be reviewed and approved by HP staff prior to ordering or installing. 5) The existing fence / railing along the walk on the north side of the property is to be replaced with a new fence and railing, the design of which must be reviewed and approved by HP staff prior to construction. 6) All existing and proposed exterior lighting must be reviewed and approved prior to installation. 7) Prior to demolition, contractor is to fully document existing structure in photographs and detail drawings, including profiles and dimensions of all components 				
Dept: Zoning Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 08/27/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This property shall remain an eight (8) family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This approves the repair or rebuild of entry and steps within the existing non-conforming footprint. 				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/01/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 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) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work. 4) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36", handrail height a minimum of 34" and a maximum of 38". 5) 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. 				

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 08/27/2015

Note: **Ok to Issue:**

Conditions:

- 1) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings.
- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) All means of egress to remain accessible at all times.