

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

THOMAS REED HOUSE LLC

Located at

30 DEERING ST

PERMIT ID: 2015-01252

ISSUE DATE: 12/08/2015

CBL: 046 C001001

has permission to **Legalize 13 Nonconforming Dwelling Units (currently five apts) bringing the total to 18 legal dwelling units.**

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 cloed-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/ David Petruccelli

/s/ Tammy Munson

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
18 dwelling units

Building Inspections

Fire Department
Classification:
Apartment Building
ENTIRE

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:

Legalize Nonconforming units
Fire - Change of Use Inspection
Certificate of Occupancy/Final

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: 2015-01252	Date Applied For: 06/03/2015	CBL: 046 C001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Legalize thirteen nonconforming dwelling units for a total of 18 legal dwelling units.apartments		Proposed Project Description: Legalize 13 Nonconforming Dwelling Units (currently five apts) bringing the total to 18 legal dwelling units.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/07/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) No exterior alterations are approved with this permit. If any exterior work is planned, including but not limited to venting, windows, doors, siding, trim, masonry, mechanicals, HVAC, etc., separate review and approval is required prior to construction.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/08/2015	
Note: 10 dwelling units in #30 Deering and 8 dwelling units in #32 Deering		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) With the issuance of this permit and the certificate of occupancy, this property shall remain an eighteen (18) family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 12/08/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 12/08/2015	
Note: List of violations provided to owner/management co. to meet legalization. The have submitted an evaluation of the property from Fire Risk Management Inc.		Ok to Issue: <input checked="" type="checkbox"/>		
11/30/15 per report from Fire Risk Management and FPB this building has a combination of fire doors and non fire doors, it has been equipped with an alarm system, heats, smokes and pulls. It will be approved to continue with this arrangemen				
Conditions:				
1) All violations listed on NFPA Legalization sheet shall be corrected.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				