

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LOW INCOME PROPERTIES LLC & MGO  
PROPERTIES LLC/RAS Construction

**Located at**

129 GRANT ST

**PERMIT ID:** 2013-01844

**ISSUE DATE:** 08/16/2013

**CBL:** 048 A018001

has permission to **Emergency Repairs after fire damage. Phase I- temporary plans for securing & weather proofing the structure.**

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.

N/A

/s/ Jon Rioux

**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*

19 residential dwelling units

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:**

Site VISIT

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> 2013-01844	<b>Date Applied For:</b> 08/16/2013	<b>CBL:</b> 048 A018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same- 19 Dwelling Units	<b>Proposed Project Description:</b> Emergency Repairs after fire damage. Phase I- temporary plans for securing & weather proofing the structure.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 08/16/2013 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Separate permits shall be required beyond the initial emergency work granted by this permit. 2) This property is a legally nonconforming use for nineteen (19) dwelling units. The City cautions you concerning the lose of your currently approved use of 19 dwelling units. Section 14-385 states that reconstruction must occur with in two (2) years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jon Rioux <b>Approval Date:</b> 08/16/2013 <b>Note:</b> Building is Posted-Against-Occupancy. This permit only authorize emergency repair work to protect the public and the building from further damage and allows for temporary weatherization from the elements. <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) <input type="checkbox"/> Permit approved based upon information provided by the Owner's design professional of responsible charge. Any deviation from the final approved plans requires separate review and approval prior to work. 2) Complete all standards listed in the Posting Notice dated 08/16/2013 prior to the final occupancy inspection. 3) No permit shall be issued until the applicant has removed and disposed of all "friable asbestos" such material in accordance with applicable state and federal regulations.  Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved State and City or Portland rules and requirement.  3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				