

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

519-521 CUMBERLAND AVENUE LLC

Located at

521 CUMBERLAND AVE

PERMIT ID: 2014-00541

ISSUE DATE: 05/05/2014

CBL: 048 F014001

has permission to **Conversion of 3 family rental building to 3 condominium 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 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

three family dwelling

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Condominiums (3 Units)
521 Cumberland
MUBEC/IBC 2009/Housing Code

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:

Certificate of Occupancy/Final

Final - Electric

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: 2014-00541	Date Applied For: 03/21/2014	CBL: 048 F014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Residential Condominiums	Proposed Project Description: Conversion of 3 family rental building to 3 condominium units.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 04/09/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) No exterior alterations are approved with this permit. Any exterior alterations must be reviewed and approved under a separate application.				
Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 04/07/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/22/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 2) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit. All alterations were approved on BP#2013-02042.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 04/30/2014 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Single-station Carbon Monoxide (CO) alarms powered by the building's electrical service with battery backup are required within the dwelling units. CO alarms shall be installed in the following locations: (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces New CO alarms shall be hardwired. 2) All smoke alarms shall be photoelectric. 3) All outstanding code violations shall be corrected prior to final inspection 4) All construction shall comply with City Code Chapter 10.				