

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
BLACKBEARD LLC

Located at
511 CUMBERLAND AVE

PERMIT ID: 2016-00498 **ISSUE DATE:** 05/04/2016 **CBL:** 048 F016001

has permission to **Conversion of 3 family rental unit to 3 condominium units. No construction proposed.**

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.

/s/ Craig Messinger

/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
Three residential condominium units

Building Inspections

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
Fire Inspection

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: 2016-00498	Date Applied For: 03/03/2016	CBL: 048 F016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 3 Condominium Units	Proposed Project Description: Conversion of 3 family rental unit to 3 condominium units. No construction proposed.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 04/21/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) No exterior alterations whatsoever are approved with this permit. Any exterior work, including but not limited to: windows, doors, siding, trim, porches, masonry (including repair or repointing,) lighting, venting, site alterations, etc. must be reviewed and approved prior to commencing work.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 04/20/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain three residential condominium units. Any change of use shall require a separate permit application for review and approval.				
2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 04/21/2016				
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: Craig Messinger Approval Date: 05/02/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Shall comply with NFPA 101, Chapter 31, Existing Apartment buildings.				
2) Open violations for Fire Doors. POA for completion was March 31, 2016				
3) All construction shall comply with City Code Chapter 10.				