

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
AMA Real Estate, LLC

Located at
21 WEYMOUTH ST

PERMIT ID: 2014-01584 ISSUE DATE: 08/18/2014 CBL: 053 B002001

has permission to **Removing kitchen from basement apartment and connecting the basement rooms Apt 3 in the rear of the 1st floor - converting attached carriage house into the 4th dwelling unit.**

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/ Laurie Leader

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

Four dwelling units, Main House = 4,
Carriage House = Storage

Building Inspections

Use Group: R-2 Type: 5B
Residential Apartments, Main House =
4 Units, Carriage House = Storage
Carriage house only
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:

Pre-Construction Meeting
Close-in Plumbing/Framing w/Fire & Draft Stopping
Certificate of Occupancy/ Temporary
Final - Electric
Electrical Close-in w/Fire & Draftstopping
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: 2014-01584	Date Applied For: 07/18/2014	CBL: 053 B002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Four dwelling units	Proposed Project Description: Removing kitchen from basement apartment and connecting the basement rooms Apt 3 in the rear of the 1st floor - converting attached carriage house into the 4th dwelling unit.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 07/21/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 08/11/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) 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.				
3) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.				
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 08/18/2014				
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 construction shall comply with City Code Chapter 10.				
3) Application requires State Fire Marshal approval.				
4) New Carriage House shall comply with New Single Family Dwelling. Shall comply with NFPA 13D Sprinkler Systems.				
5) All smoke alarms shall be photoelectric.				
6) Existing Apartment shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings				
7) All outstanding code violations shall be corrected prior to final inspection.				