

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GEBHARDT TIMOTHY M & NIRVANA BASHA JTS

Located at

20 DOW ST (Unit #1)

PERMIT ID: 2016-00808

ISSUE DATE: 07/13/2016

CBL: 055 E055001

has permission to **Finish basement space to create three (3) bedrooms and two (2) bathrooms (adding exterior door). Removal of interior wall on first floor between existing bedrooms and kitchen to create open living space for Unit #1.**

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 closed-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/ Michael White

/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
three-family

Building Inspections

Use Group: R-2 **Type:** 5B

Three family

BASEMENT & FIRST FLOOR

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-00808

Located at: 20 DOW ST (Unit #1)

CBL: 055 E055001

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 are 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 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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final - Commercial

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: 2016-00808	Date Applied For: 04/06/2016	CBL: 055 E055001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Three Family		Proposed Project Description: Finish basement space to create three (3) bedrooms and two (2) bathrooms (adding exterior door). Removal of interior wall on first floor between existing bedrooms and kitchen to create open living space for Unit #1.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 07/13/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Brick mould on basement windows is to match the band on the upper floor windows. If a close match cannot be found, proposed moulding may be shown to HP staff for approval. All exterior trim is to be caulked, primed, and painted by 10/31/16.				
2) Any additional exterior alterations not specifically mentioned in this application must be reviewed and approved prior to doing the work, including but not limited to windows, trim, venting, mechanicals, etc.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 05/05/2016	
Note: R-6 zone		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain a three-family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint only.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/24/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 06/03/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All means of egress to remain accessible at all times.				
2) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
3) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartment Buildings.				
4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
5) All construction shall comply with City Code Chapter 10.				