

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

26 BRACKETT STREET LLC

**Located at**

26 BRACKETT ST

**PERMIT ID:** 2011-01226

**ISSUE DATE:** 07/25/2014

**CBL:** 058 D011001

has permission to **Legalization of 1 Nonconforming dwelling unit (original permit in One Solution - 2011-05-1226)**

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 cloed-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/ 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***

1st floor - two retail spaces  
3 residential units above (pending permit #2011-05-1226)

***Building Inspections***

**Use Group:** R-2/M    **Type:** 5B  
Mercantile - 2 Units on 1st floor  
Residential Apartments - 3 Units, 2nd flr = 2, 3rd flr = 1

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE

Municipal Housing Code

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:**

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2011-01226	<b>Date Applied For:</b> 05/31/2011	<b>CBL:</b> 058 D011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 1st floor two retail spaces & three dwelling units above - legalize one nonconforming dwelling unit -		<b>Proposed Project Description:</b> Legalization of 1 Nonconforming dwelling unit (original permit in One Solution -2011-05-1226)		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/24/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) With the issuance of this permit and the certificate of occupancy, this property shall remain as two retail spaces on the first floor and three dwelling units above. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 07/24/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) ALL OPEN PERMITS SHALL BE INSPECTED FOR COMPLIANCE AND RECONCILED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY				
2) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection and the issuance of the Certificate of Occupancy.				
3) This is a Legalization of Dwelling Unit ONLY permit. It does NOT authorize any construction activities.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 07/24/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input type="checkbox"/>		
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10.				
2) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings				
3) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:				
(1) All sleeping rooms				
(2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms				
(3) On each level of the dwelling unit, including basements.				
New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.				
4) All smoke alarms shall be photoelectric.				
5) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.				
6) All outstanding code violations shall be corrected prior to final inspection.				