



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that
32 THOMAS STREET LLC

Located at
26 THOMAS ST

PERMIT ID: 2016-00280 **ISSUE DATE:** 03/21/2016 **CBL:** 062 E005001

has permission to **Interior demolition of non-loadbearing walls, doors, finishes and plumbing fixtures.**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the
provisions of the Statutes 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.

N/A

Fire Official

/s/ Jeanie Bourke

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

Building Inspections

Fire Department

PERMIT ID: 2016-00280

Located at: 26 THOMAS ST

CBL: 062 E005001

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:

Final Inspection

Framing Only

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: 2016-00280	Date Applied For: 02/08/2016	CBL: 062 E005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Vacant - Future permit for Office & 5 Residential Units		Proposed Project Description: Interior demolition of non-loadbearing walls, doors, finishes and plumbing fixtures.		
Dept: Historic Status: Approved Reviewer: Deborah Andrews Approval Date: 03/14/2016 Note: Ok to Issue: <input type="checkbox"/> Conditions:				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/19/2016 Note: C57 - contract zone - approved 2600sf of office space Ok to Issue: <input checked="" type="checkbox"/> -On 9-3-15 the ZBA approved (4-0) a Conditional Use application to add five dwelling units to the building. -The Level III Subdivision and Site Plan (2015-131) for the 5 residential units was approved on December 8, 2015 by the Planning Board. Conditions:				
1) This permit is being issued for internal de molition only. A separate change of use/building permit must be applied for in the future to add the five residentail units and establish the office space. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 02/22/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating without permits or approvals. A separate permit is required for fit-up alterations.				
Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 03/10/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) See site plan conditions of approval.				