

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: 2016-00446

ISSUE DATE: 06/28/2016

CBL: 062 E005001

has permission to **Interior alterations to create 5 residential units- work includes new interior walls, doors, finishes and plumbing fixtures & demolish and reconstruct new structure between existing buildings.**

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.

/s/ Michael White

/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

office and five residential dwelling units

Building Inspections

Use Group: R-2/B **Type:** 3B

Residential Apartments - 5 Units floors

1-3 - Occ Load = 30

Business - First Floor - Occupant Load - 14

Mixed Use Separated

NFPA 13 Sprinkler System

ENTIRE

MUBEC/IBC 2009

Fire Department

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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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
FP Change of Use Inspection
Final - DRC
Site VISIT

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: 2016-00446	Date Applied For: 02/26/2016	CBL: 062 E005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Office and 5 Residential units		Proposed Project Description: Interior alterations to create 5 residential units- work includes new interior walls, doors, finishes and plumbing fixtures & demolish and reconstruct new structure between existing buildings.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 04/20/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Final design of railing in front of new entry vestibule to be reviewed and approved by HP staff.				
2) Final window specifications to be reviewed and approved by Historic Preservation staff.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Jean Fraser	Approval Date: 03/17/2016
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. Jean Fraser did the zoning review for the site plan.				
HP Board Review - 2015-167				
Conditions:				
1) With the issuance of this permit and the certificate of occupancy the use of this property shall remain as office and five residential dwelling units. 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.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspection		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/28/2016
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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
3) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
4) 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: 04/19/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Shall comply with NFPA 13. A separate sprinkler permit must be applied for through the State Fire Marshal' office.				
2) Shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) All construction shall comply with City Code Chapter 10.				

PERMIT ID: 2016-00446

Located at: 26 THOMAS ST

CBL: 062 E005001

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 06/27/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
1) See site plan and subdivision approval letter dated December 10, 2015 (subdivision and site plan approved on December 8, 2015) for conditions of approval.			