

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
C AND B REALTY LLC

Located at
71 WEST ST

PERMIT ID: 2014-02943 ISSUE DATE: 02/02/2015 CBL: 063 C015001

has permission to **Change of ownership from 3 residential dwelling units to 3 residential condos - interior alterations are under permit #2014-02076**

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
Three family dwelling

Building Inspections

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:

Certificate of Occupancy/Final

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: 2014-02943	Date Applied For: 12/23/2014	CBL: 063 C015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three residential condominiums		Proposed Project Description: Change of ownership from 3 residential dwelling units to 3 residential condos - interior alterations are under permit #2014-02076		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/26/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>3) With the issuance of this permit and the certificate of occupancies, this property shall remain three residential condominiums. Any change of use shall require a separate permit application for review and approval.</p> <p>4) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.</p> <p>5) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.</p>				
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 01/30/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>1) Compliance for these units will be based upon the previous building permit inspections.</p> <p>2) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit.</p>				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 01/16/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<p>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:</p> <p>(1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms</p> <p>(2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces</p> <p>New CO alarms shall be hardwired.</p> <p>2) All smoke alarms shall be photoelectric.</p> <p>3) All outstanding code violations shall be corrected prior to final inspection.</p> <p>4) Shall meet the requirements of 2009 NFPA 1 Fire Code.</p> <p>5) All construction shall comply with City Code Chapter 10.</p>				