

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MCNEILL JOSEPH & NANCY D JTS

Located at

163 WASHBURN AVE

PERMIT ID: 2016-00036

ISSUE DATE: 02/17/2016

CBL: 066A G007001

has permission to **Change of Use from 1st floor convalescent home with 5 bedrooms and the second floor a dwelling unit to a three-(3-) unit apartment building.**

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/ Tammy Munson

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

Use Group: R-2

Type: 5B

3 Residential Dwelling Units

ENTIRE

MUBEC 09

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
Fire - Change of Use Inspection
Close-in Plumbing/Framing
Electrical Close-in

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: 2016-00036	Date Applied For: 01/07/2016	CBL: 066A G007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three-Unit Apartment Building	Proposed Project Description: Change of Use from 1st floor convalescent home with 5 bedrooms and the second floor a dwelling unit to a three-(3-) unit apartment building.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/04/2016 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.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 01/29/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 01/08/2016 Note: Ok to Issue: <input type="checkbox"/>				
Conditions:				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 02/11/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Carbon Monoxide detection is required per NFPA 720.				
2) All smoke detectors shall be hard wired, battery back-up, photoelectric.				
3) All outstanding code violations shall be corrected prior to final inspection.				
4) Shall meet the requirements of NFPA 101, Chapter 31, Existing Apartment Buildings.				
5) Shall meet the requirements of 2009 NFPA 1 Fire Code.				