

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MCADAM THOMAS J

Located at
451 DEERING AVE

PERMIT ID: 2017-00300 **ISSUE DATE:** 04/04/2017 **CBL:** 125 G005001

has permission to **Termination of condominium declaration. Ownership will revert back to single lot w/ existing 2-family residence.**

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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

Fire Official

/s/ Greg Gilbert

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
two-family

Building Inspections

Fire Department

PERMIT ID: 2017-00300

Located at: 451 DEERING AVE

CBL: 125 G005001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00300	Date Applied For: 03/08/2017	CBL: 125 G005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Convert the building back to two residential units.		Proposed Project Description: Termination of condominium declaration. Ownership will revert back to single lot w/ existing 2-family residence.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/09/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 04/03/2017 Note: Ok to Issue: <input type="checkbox"/>				
Conditions: 1) This is a Change of Use only permit. It does not authorize any construction activities.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 04/04/2017 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas. 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces. 2) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations 1. Inside all sleeping rooms. 2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas 3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces. 3) this building shall comply with 2009 NFPA 101 Life Safety Code.				