

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

23 OCEAN AVENUE ASSOCIATES LLC

Located at

23 OCEAN AVE

PERMIT ID: 2017-00012

ISSUE DATE: 05/31/2017

CBL: 129 G001001

has permission to **Construct 3-story building with bsement & 1st floor offices and four dwelling units (two each on the 2nd and 3rd floors)**

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 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

/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

Basement & 1st floor - offices; 2nd & 3rd floors - two dwelling units each

Building Inspections

Use Group: B/R2/S2/ **Type:** 5B
S1

Offices
Four residential dwelling units
Open parking garage
Occupant load = 78
NFPA 13 Sprinkler System
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Business / Apartment Building
ENTIRE
NFPA 101 CH 38 & 30

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:

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

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.

PERMIT ID: 2017-00012

Located at: 23 OCEAN AVE

CBL: 129 G001001

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00012	Date Applied For: 01/04/2017	CBL: 129 G001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Existing building remains the same (office); New building will have basement and 1st floor offices and four dwelling units		Proposed Project Description: Construct 3-story building with bsement & 1st floor offices and four dwelling units (two each on the 2nd and 3rd floors)		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Nell Donaldson	Approval Date: 01/27/2017
Note: B-1 & R-3 zones				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority. 2) Separate permits shall be required for any new signage. 3) This property shall remain offices in the basement and 1st floor and two dwelling units on the 2nd and 3rd floors. Any change of use shall require a separate permit application for review and approval. 4) Rooftop mechanical units shall be screened from public view. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 04/28/2017
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design. 2) 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. 3) 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. 4) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/28/2017
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This project requires a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit or correspondence form the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following: <ol style="list-style-type: none"> 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress. 2.New additions 3.Change of occupancy type 4.Installation of kitchen suppression systems 5.Fire alarm installations 6.Sprinkler system requiring a permit Multiple Occupancies: Buildings of any size or stories with multiple occupancies in it. 				

