

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: 2018-00318

ISSUE DATE: 05/15/2018

CBL: 129 G001001

has permission to **Amendment #1 to 2017-00012 make 2nd floor accessible (Type B units), modify floor layout to install a platform lift. Add a frost wall and adjust grading at first floor entries. Reconstruct stair entry at existing office building.**

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/ 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

Basement & 1st floor offices, two DU's each on 2nd & 3rd floors

Building Inspections

Use Group: B & R- **Type:** 5B
2/S-2

Fire Department

Offices
Four residential dwelling units
Open parking garage
Occupant load = 77
NFPA 13 Sprinkler System
Entry & 2nd floor
MUBEC/IBC 2009

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
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Commercial
Final - Electric
Final - Fire

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2018-00318	Date Applied For: 03/12/2018	CBL: 129 G001001
Proposed Use: Existing building - office, new building - basement & 1st floor offices and four dwelling units (two each on the 2nd and 3rd floors)		Proposed Project Description: Amendment #1 to 2017-00012 make 2nd floor accessible (Type B units), modify floor layout to install a platform lift. Add a frost wall and adjust grading at first floor entries. Reconstruct stair entry at existing office building.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/15/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 05/10/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) .All conditions and inspections from previous permits for this project are still in effect with the issuance of this amendment.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/19/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).				
2) The lift shall be installed per Applicable NFPA code and manufactures recommendations.				
3) All conditions from permit 2017- 00012 also apply to this permit amendment.				
Dept: DRC	Status: Not Applicable	Reviewer: Jeanie Bourke	Approval Date: 03/16/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				