

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

YEE CHEUNGLUI

Located at

17 CODMAN ST

PERMIT ID: 2015-01587

ISSUE DATE: 09/16/2015

CBL: 129 G011001

has permission to **Condominium Conversion - For the existing three (3) dwelling units to three (3) residential condominiums - no construction activity.**

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

Fire Official

/s/ Laurie Leader

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 residential condominiums

Building Inspections

Use Group: R2

Type: 5B

Residential - Single family
condominiums (3 units)
Bulding not sprinkled

ENTIRE

MUBEC/HOUSING CODE

Fire Department

PERMIT ID: 2015-01587

Located at: 17 CODMAN ST

CBL: 129 G011001

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

Final - Fire

Final - Electric

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: 2015-01587	Date Applied For: 07/01/2015	CBL: 129 G011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three (3) Residential Condos		Proposed Project Description: Condominium Conversion - For the existing three (3) dwelling units to three (3) residential condominiums - no construction activity.		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/01/2015</p> <p>Note: According to an email from the owner dated 8/31/15. The apartments were rented on a month to month basis, Ok to Issue: <input checked="" type="checkbox"/> and the tenants did not remain for a long period of time. As a result, the Project Data Sheet has not been filled out. It appears that no tenants were asked to leave in order for the apartments to be changed to condominiums.</p> <p>Conditions:</p> <p>1) With the issuance of this permit and the certificate of occupancy, this property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval.</p>				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 09/02/2015</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <p>1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.</p> <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p> <p>2) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p> <p>3) This permit authorizes a change in ownership ONLY. Construction activity was not applied for or reviewed as a part of this permit.</p>				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messenger Approval Date: 09/16/2015</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <p>1) All outstanding code violations shall be corrected prior to final inspection.</p> <p>2) All smoke detectors shall be photoelectric. Detection should be interconnected within the units.</p> <p>3) Shall meet the requirements of 2009 NFPA 1 Fire Code.</p> <p>4) Shall meet the requirements of NFPA 101, Chapter 30, New Apartment Buildings.</p> <p>5) Shall meet the requirements of 2009 NFPA 1 Fire Code.</p>				