

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REBECCA McCANDLESS & BRIAN SEWALL

Located at

23 NEVENS ST

PERMIT ID: 2017-01935 **ISSUE DATE:** 12/07/2020 **CBL:** 130 F003001

has permission to **Legalization of one unit to bring total number of units to 3.**
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.

N/A

/s/ Michael Russell, MS, Director

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

Building Inspections

Fire Department

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:

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: 2017-01935	Date Applied For: 12/12/2017	CBL: 130 F003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three family	Proposed Project Description: Legalization of one unit to bring total number of units to 3.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/30/2020 Note: R-5 zone (B-2 in rear - no street access) Ok to Issue: <input checked="" type="checkbox"/> lot size - 12174 sf one unit on first floor, one unit on front of 2nd & 3rd floor & one unit on rear of second & third floor. *There are two illegal dwelling units in the building. The owner can only legalize one unit under this permit. Will need to apply for Conditional Use Appeal to the ZBA to try to make the fourth unit an affordable housing unit under section 14-118(a)(5) or remove it. 10/30/20 New owner has taken over the permit. Is legalizing one unit only. See permit BLDC2020-01634 in Energov Conditions: 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the condition that the applicant completes all required work to bring the property into compliance with the applicable housing and life safety codes and all the work applied for under Permit BLDC2020-01634 is completed. A Certificate of Occupancy for the legalized unit(s) shall not be issued until such work is completed, as verified by a final inspection. If a Certificate of Occupancy is not issued, the approval of the legalized unit(s) is void and the applicant shall be required to remove the unit(s). 3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Not Applicable Reviewer: Approval Date: 10/30/2020 Note: Code will be reviewed under permit BLDC2020-01634 in Energov Ok to Issue: <input type="checkbox"/> Conditions:				
Dept: Fire Status: Not Applicable Reviewer: Approval Date: 10/30/2020 Note: Code will be reviewed under permit BLDC2020-01634 in Energov Ok to Issue: <input type="checkbox"/> Conditions:				