

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HICKEY EMILY

Located at

14 ALBA ST

PERMIT ID: 2016-00696

ISSUE DATE: 03/31/2016

CBL: 133 C013001

has permission to **Change of Use from a Two Family to a four family - two new units are affordable housing units - renovate the rear part of the building for the two affordable housing units - adding 3' x 5' exterior stoop**

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.

N/A

/s/ Tammy Munson

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

four dwelling units with two units meeting the affordable housing requirements.

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:

Close-in Plumbing/Framing

Electrical Close-in

Certificate of Occupancy/Final

Fire - Change of Use Inspection

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: 2016-00696 | Date Applied For: 03/24/2016 | CBL: 133 C013001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Four dwelling units (two new units are affordable housing units) | | Proposed Project Description: Change of Use from a Two Family to a four family - two new units are affordable housing units - renovate the rear part of the building for the two affordable housing units - adding 3' x 5' exterior stoop | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 03/31/2016 | |
| Note: R-5 Zone | ZBA approved the Conditional Use Appeal on 1/7/16 to add the two affordable housing units. The proposed 3' x 5' stoop is Ok under section 14-425. | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| <ol style="list-style-type: none"> 1) This permit is being issued with the condition that before the certificate of occupancy is issued, this office must receive a copy of the recorded affordable housing agreement signed by both the owner and the City. 2) This property shall remain a four dwelling units with two units meeting the affordable housing requirements under section 14-118(a)(5). Any change of use shall require a separate permit application for review and approval. 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) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 5) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. | | | | |