

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LACHMAN DENIS J & KAREN J SMITH JTS

Located at

502 STEVENS AVE

PERMIT ID: 2017-00612

ISSUE DATE: 07/13/2017

CBL: 135 E009001

has permission to **Construction of a 3 story slab on grade mixed use building** 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 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

First floor 2 commercial units, second and third floors 3 dwelling units each for a total of 6

Building Inspections

Use Group: B & R-2 **Type:** 5B
Business - First Floor - Occupant load = 21
Residential Apartments - 2nd & 3rd floors (6 units)
Occupant Load = 28
NFPA 13 sprinkler system
ENTIRE
MUBEC/IBC 2009

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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Plumbing Under Slab

Above Ceiling Inspection

Certificate of Occupancy/Final Inspection

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.

OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00612	Date Applied For: 04/28/2017	CBL: 135 E009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New building - first floor 2 commercial units and second and third floors 6 dwelling units		Proposed Project Description: Construction of a 3 story slab on grade mixed use building		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Matthew Grooms	Approval Date: 05/30/2017
Note: B-1b zone		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) This permit is approving the construction of the foundation/shell of the building ONLY and is NOT approving the use of the building. Separate interior construction and fit-up permits shall be required and certificates of occupancy issued before any of the units may be occupied. 3) 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: Jeanie Bourke	Approval Date: 07/12/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits are require for the tenant fit up and occupancy of the commercial spaces. 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) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual and as approved by the Design Professional in responsible charge, Sec. 107.3.4. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. 4) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov 5) 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. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 06/16/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) This review has determined that your project requires fire alarm system. A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation. 2) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Sprinkler system installation shall comply with 2016 NFPA 13. 3) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box. 				

PERMIT ID: 2017-00612

Located at: 502 STEVENS AVE

CBL: 135 E009001

