

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

KAPATHANASIS CONSTANTINE & EFFIE JTS

**Located at**

218 OCEAN AVE

**PERMIT ID:** 2017-01692

**ISSUE DATE:** 10/30/2017

**CBL:** 140 B015001

has permission to **Replace stone and mortar foundation with concrete and masonry block. Rebuild foundations for bay windows.**

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.
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N/A

/s/ Doug Morin

**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*  
Three dwelling units

*Building Inspections*

*Fire Department*

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Footings

Foundation/Backfill

Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01692	<b>Date Applied For:</b> 10/27/2017	<b>CBL:</b> 140 B015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Three dwelling units	<b>Proposed Project Description:</b> Replace stone and mortar foundation with concrete and masonry block. Rebuild foundations for bay windows.			
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Christina Stacey      <b>Approval Date:</b> 10/30/2017</p> <p><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This property shall remain a three dwelling units. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving thre replacement of the foundation with the existing footprint only.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Doug Morin      <b>Approval Date:</b> 10/30/2017</p> <p><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Must comply with Chapter 10 of the City of Portland Life Safety Code</li> <li>2) Must comply with Chapter 6 of the City of Portland Housing Code</li> <li>3) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings undergoing alterations, hard wired to the electrical system. Interconnection is required, where permanent wiring is feasible, which shall be verified upon inspection.</li> <li>4) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).</li> <li>5) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements.</li> <li>6) 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.</li> <li>7) 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.</li> </ol>				