DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PERMIT ID: 2013-01954

FENTON M JAMES JR & JEANNE FENTON JTS

Located at

CBL:

18 ROSEMONT AVE

184 C012001

has permission to Legalization of 1 dwelling unit for a total of 3 dwelling units.

ISSUE DATE: 09/15/2017

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/ David Petruccelli

/s/ Greg Gilbert

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

Use Group: R-2 Type: 5B

Three Unit Apartment

ENTIRE

MUBEC / IBC 2009

Fire Department

PERMIT ID: 2013-01954 **Located at:** 18 ROSEMONT AVE **CBL:** 184 C012001

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:

FP Change of Use Inspection
Legalize Nonconforming units
Electrical - Commercial
Site Meeting
Certificate of Occupancy/Final Inspection
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.

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Proposed Use: 3 Family Proposed Project Description: Legalization of 1 dwelling unit for a total of 3 dwelling units. Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/09/2017 Note: Ok to Issue: Conditions: 1) With the issuance this permit and the certificate of occupancy, 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 und life safety-codes and with the completion of work under permit 2017-2000. A Certificate of Occupancy for the legalized unit 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 is void and the applicant shall be required to remove the unit. Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 04/18/2017 Note: Ok to Issue: Unit Oktoor Ok	•			2013-01954	08/29/2013	184 C0	12001	
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- 5) Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
- 6) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.