

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

3 BELFORT LLC

Located at

1576 FOREST AVE

PERMIT ID: 2017-00724

ISSUE DATE: 11/17/2017

CBL: 299 D001001

has permission to **Change of use - create a new dwelling unit on the second floor, for a total of four in the 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/ 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

1st floor retail and four dwelling units in the upper stories

Building Inspections

Use Group: M, R-2 **Type:** 5B
4 Residential Units (2nd & 3rd floors)
Mercantile - Moran's Market (first floor)
Occupant load - 126
Sprinkler System - NFPA 13
ENTIRE
IBC 2009 / MUBEC

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:

Framing Only

Electrical - Commercial

Plumbing Only

Certificate of Occupancy/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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00724	Date Applied For: 05/12/2017	CBL: 299 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail 1st Floor with four dwelling units in upper stories (three on 2nd floor and one on 3rd floor)		Proposed Project Description: Change of use - create a new dwelling unit on the second floor, for total of four in the building.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 11/06/2017 Note: B-1 zone Ok to Issue: <input checked="" type="checkbox"/> Min lot area/DU 1,000 sf - proposed 1,215 sf - OK Off-street parking - need 1 space/DU in addition to the spaces needed for the retail = 17 spaces total. Plot plan shows 17 available - 6 on-site and 11 on adjacent easement.				
Conditions:				
1) Upon issuance of the Certificate of Occupancy, this property shall remain retail on the first floor with four dwelling units above. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, all required site work must be completed to the satisfaction of the Planning Department.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 11/17/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) All conditions from previous permits for this project are still in effect with the issuance of this amendment.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 05/19/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact 874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 11/06/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided. 2) All permit condition form 2016-02870 apply to this permit				