

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

AKASHA 155 LLC

Located at

155 WASHINGTON AVE

PERMIT ID: 2016-02852

ISSUE DATE: 02/17/2017

CBL: 012 G001001

has permission to **Change of use from office & business space to retail.**

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/ Laurie Leader

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

retail

Building Inspections

Use Group: F-1/M/S- **Type:** 5B

1

Bicycle retail, storage & repair

Occupant load = 20

ENTIRE

MUBEC/IBC 2009

Fire Department

Classification:

Class C Mercantile

ENTIRE

NFPA 101 CH# 36

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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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Fire
Final - Electric
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: 2016-02852	Date Applied For: 11/08/2016	CBL: 012 G001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail	Proposed Project Description: Change of use from office & business space to retail.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/09/2017		Note: B-1 zone Ok to Issue: <input checked="" type="checkbox"/>		
<p>No min lot size requirement, lot is 8,851sf No min front setback Min rear setback 10' (abuts residential zone), proposed addition will be 7.5' at closest point to property line. Previously existing non-conforming shed was set back 7.25'. Slight reconfiguration of footprint will result in a reduction of 4 sf of footprint within the 10' rear setback. - OK No min side setback</p> <p>Max height - proposed additon 14'4" grade to peak - this is a 6" increase in height at the ridge from the old structure. Total volume in nonconforming area will decrease and the minor height increase is in a conforming location. OK'd by Ann Machado on 2/6/17.</p> <p>No change in impervious surface area No off-street parking required since retail space is <2,000 sf</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a retail use. Any change of use or addition of new uses shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) The retail use shall follow all requirements of the B-1 zone. Per Sec. 14-162(a)(2)(e), retail establishments may not operate between the hours of 11 PM and 6 AM, and may not accept deliveries and services between the hours of 10 PM and 7 AM. 4) 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: Laurie Leader Approval Date: 02/17/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) 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. 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. 				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 11/14/2016		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 874-8801 				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 02/14/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

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- 1) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.
- 2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers and 2009 NFPA 101, Chapter 9.7.4 Manual Extinguishing Equipment.
- 3) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapter # 36, 37 and 43
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).