

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

Lisa Bonarrigo

Located at

118 WASHINGTON AVE

PERMIT ID: 2017-00869

ISSUE DATE: 09/08/2017

CBL: 012 K009001

has permission to **Upgrade exterior façade - includes replacing existing brick sill with concrete sill and entry door and window with new aluminum units.**

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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/s/ Jason Grant

/s/ Brian Stephens

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 pottery and café

Building Inspections

Use Group: M

Type: Existin
Unknow
n

Mercantile (retail pottery store)

Exterior Façade

MUBEC/IBC-2009

Fire Department

Classification:

Class C Mercantile

ENTIRE

NFPA

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 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: 2017-00869	Date Applied For: 06/05/2017	CBL: 012 K009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Retail pottery and café		Proposed Project Description: Upgrade exterior façade - includes replacing existing brick sill with concrete sill and entry door and window with new aluminum units.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/14/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain a retail pottery and café. Any change of use shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint/shell only.				
3) This permit is not approving new signs. Separate permits shall be required for any new signage, which includes painted signs.				
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: Brian Stephens	Approval Date: 09/05/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.				
2) Separate Permits shall be required for any new signage.				
3) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.				
4) 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.				
5) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
6) 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: 07/10/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
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 207-874-8801.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 09/07/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

1) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters

All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.