

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOX STREET LLC

Located at

131 WASHINGTON AVE

PERMIT ID: 2015-02465

ISSUE DATE: 12/31/2015

CBL: 012 P004001

has permission to **Change of use - front building and ell will be gallery and office; rear building is artist studios. Interior and exterior renovations of the front building and ell.**

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 clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner 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

Fire Official

/s/ Laurie Leader

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

Building Inspections

Fire Department

Use Group: B/M/F1 **Type:** 3B

B- Offices

Occupant load = 35

Building is not sprinkled

ELL AND GALLERY ONLY

MUBEC/IBC 2009

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Located at: 131 WASHINGTON AVE

CBL: 012 P004001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Certificate of Occupancy/Final
Foundation/Backfill
Pre-Demolition Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02465	Date Applied For: 10/08/2015	CBL: 012 P004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Artist studios, gallery, and office		Proposed Project Description: Change of use - front building and ell will be gallery and office; rear building is artist studios. Interior and exterior renovations of the front building and ell.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 11/30/2015	
Note: B-2b zone Previous property use was silk screening shop. Rear building currently used as artist studios, convert front building to gallery/office.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving renovations within the existing footprint only.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) This property shall remain as artist studios, gallery, and office. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 12/30/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Prior to the 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 approved plans.				
2) 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.				
3) 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.				
4) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 10/16/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 11/30/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.				
2) Shall meet the requirements of NFPA 101 Life Safety Code Ch. 40 Industrial				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.				
5) Any cutting and welding done will require a Hot Work Permit from Fire Department.				

- 6) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 7) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 8) All outstanding code violations shall be corrected prior to final inspection.
- 9) Shall meet the requirements of NFPA 101 Life Safety Code Ch. 36 New Mercantile
- 10 This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
- 11 A Knox Box is required.
- 12 Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.