



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: 2016-01306 ISSUE DATE: 06/10/2016 CBL: 012 P004001

has permission to **Amend #201502465 to include: Flip stairs to second floor, move toilet room to rear of artist studio, change first floor of main block from slab on grade to new framing with 2' tall crawl space with slab.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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/ Michael White

/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

Artist studios, gallery, and office

Building Inspections

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

Business

Occupant Load = 35

Building is not sprinkled

EI and gallery

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-01306

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:

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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2016-01306	Date Applied For: 05/19/2016	CBL: 012 P004001
Proposed Use: Artist studios, gallery, and office		Proposed Project Description: Amend #201502465 to include: Flip stairs to second floor, move toilet room to rear of artist studio, change first floor of main block from slab on grade to new framing with 2' tall crawl space with slat		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 05/25/2016	
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 permit.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/01/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS INCLUDES REVISED STAMPED STRUCTURAL DRAWING 2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 05/27/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) If applicable, all outstanding code violations shall be corrected prior to final inspection. 2) All means of egress to remain accessible at all times. 3) All construction shall comply with 2009 NFPA 101, Chapter 40 Industrial Occupancies. 4) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business Occupancies. 5) All construction shall comply with 2009 NFPA 101, Chapter 37 Existing Mercantile Occupancies. 6) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation. 7) 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). 8) All construction shall comply with City Code, Chapter 10.				