

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COTTON STREET HOLDINGS LLC

Located at

59 WASHINGTON AVE (Unit 1E-A)

PERMIT ID: 2016-02490

ISSUE DATE: 10/13/2016

CBL: 013 I04301A

has permission to **Change of Use to convert the existing warehouse space to office space ("SpotMe") (Unit 1E-A), add two (2) bathrooms, a kitchenette, and interior open air courtyard** 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 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/ Jeanie Bourke

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

Unit 1E-A - office

Building Inspections

Use Group: B

Type: 3B

Business

Occupant load = 200 (Actual 52)

NFPA 13 Sprinkler system

First Floor Unit 1E-A

MUBEC/IBC 2009

Fire Department

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 are 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 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.**

REQUIRED INSPECTIONS:

Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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: 2016-02490	Date Applied For: 09/22/2016	CBL: 013 I04301A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Offices (Unit 1E-A) ("Nissen Courtyard")		Proposed Project Description: Change of Use to convert the existing warehouse space to office space ("SpotMe") (Unit 1E-A), add two (2) bathrooms, a kitchenette, and interior open air courtyard		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/05/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-4 Zone -proposed use is office - allowed under 14-229.11 - Parking - need 20 spaces - three provided on site - 17 provided off-site (see email)				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) 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: Jeanie Bourke Approval Date: 10/13/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) 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.				
2) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
3) 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.				
4) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.				
5) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
6) This approves a reduction in the plumbing fixture count based upon the actual occupant load design per the specific tenant use, as opposed to the calculated design used for egress requirements.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 09/26/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
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 874-8801				
Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 10/13/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) 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).				
2) All construction shall comply with City Code, Chapter 10.				
3) Sprinkler system installation shall comply with NFPA 13.				
4) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation and Chapter 38 New Business Occupancies.				

PERMIT ID: 2016-02490

Located at: 59 WASHINGTON AVE (Unit 1E- **CBL:** 013 I04301A

- 5) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 6) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 7) A Knox Box is required.
- 8) All construction shall comply with 2009 NFPA 101, Chapter 9 Building Service and Fire Protection Equipment.
- 9) Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.
- 10) A separate Fire Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 11) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 12) 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.
- 13) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5)