

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EAST END STUDIOS LLC /Dusty Wallace

Located at

273 CONGRESS ST

PERMIT ID: 2013-00860

ISSUE DATE: 07/09/2013

CBL: 021 E018001

has permission to **Add 2nd floor over 1st floor section (12' x 11.5'), & tie roof back into existing building, add roof over double doors on side**

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 cloed-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/ Benjamin Wallace Jr

/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

Retail, design & office

Building Inspections

Use Group: M/B **Type:** 5B
Mercantile, Design & Office
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Business
2ND FLR
NFPA 2009

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

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:

Footings/Setbacks
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Final - Commercial
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: 2013-00860	Date Applied For: 04/29/2013	CBL: 021 E018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Commercial - Retail, design & office		Proposed Project Description: Add 2nd floor over 1st floor section (12' x 11.5'), & tie roof back into existing building, add roof over double doors on side		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/13/2013				
Note: Needs 10' side setback since abuts residential use. Using section 14-436(b) to add 138 sf of floor area. First floor footprint is 5966 sf., adding 2% floor area. New roof over doors is 11' from property line. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 07/09/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.				
3) Permit 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: Fire Status: Approved w/Conditions Reviewer: Benjamin Wallace Jr Approval Date: 07/09/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
2) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.				
3) Inspect, repair and load test the fire escape under the direct supervision of a licensed structural engineer. Documentation shall be provided to the Fire Department on approved forms for each fire escape and a fire escape inspection tag affixed to the lowest edge of the lowest landing of the fire escape in a position that is easily read from ground. Any repair or renovation of a fire escape requires permits and all deficiencies shall be corrected by licensed contractors under the direct supervision of, and certified by, the structural engineer prior to final inspection. Notification: Fire escapes may contain lead paint and the repair or renovation, including painting, fall within EPA requirements.				
4) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.** **A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.**				
5) 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.				
6) Three story business and mercantile occupancies require a supervised fire alarm system.				
7) The building shall meet compliance with NFPA 101 Life Safety code upon final inspection.				
Dept: DRC Status: Approved w/Conditions Reviewer: Barbara Barhydt Approval Date: 05/01/2013				
Note: This was an administrative authorization approved by Barbara Barhydt. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) For conditions of approval, please see administrative authorization approved by Barbara Barhydt.				