

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
EAST END LOFTS INC

Located at  
273 CONGRESS ST

PERMIT ID: 2015-02760      ISSUE DATE: 04/20/2016      CBL: 021 E018001

has permission to **Change of use from office space & one dwelling to 1st floor retail in front & 3 res. Condos in rear; 2nd floor 7 res. Condos; 3rd floor 2nd level for unit #9**

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/ Craig Messinger*

*/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***

1st floor retail in front & 3 res. Condos in rear; 2nd floor 7 res. Condos; 3rd floor 2nd level for unit #9

***Building Inspections***

**Use Group:** R-2/M/S- **Type:** 5B  
1

R-2 - Apartment building  
M - Mercantile  
S-1 - Bicycle storage  
Occupant Load = 132  
Building is sprinkled NFPA 13  
ENTIRE  
MUBEC/IEBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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  
Electrical - Commercial  
Certificate of Occupancy/Final  
Final - DRC  
Site VISIT

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-02760	<b>Date Applied For:</b> 11/12/2015	<b>CBL:</b> 021 E018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 1st floor retail in front & 10 residential condos on 1st, 2nd & 3rd floors		<b>Proposed Project Description:</b> Change of use from office space & one dwelling to 1st floor retail in front & 3 res. Condos in rear; 2nd floor 7 res. Condos; 3rd floor 2nd level for unit #9		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 03/21/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) The following product information or cut sheets are to be submitted to HP staff for review and approval, prior to installation: - All exterior lighting fixtures on Congress Street and Synagogue elevations - external vent caps, including final locations				
2) Before proceeding with any masonry work, masonry contractor or GC is to call HP staff for review and approval of test patches for mortar, and brick samples (if replacement brick will be needed.)				
3) Signage and awnings must be reviewed and approved separately.				
4) Covenants governing furnishings and storage on front patio are to be included in the association bylaws, to prohibit a cluttered appearance, especially regarding tall objects.				
5) The following detail drawings are to be submitted to HP staff for review and approval prior to proceeding with execution: - 2nd floor patio railing - 2nd floor front patio doors and trim (doors to be designed to mimic existing arched, double-hung windows)				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Shukria Wiar	<b>Approval Date:</b> 02/01/2016	
<b>Note:</b> B-2b Zone	Zoning was done by Shukria Wiar under the Site Plan (2015-195). According to Shukria, all the changes are within the existing structure. The parking layout is staying the same with 5 parking spaces. Since this is in a historic district, the applicant does not have to add more spaces for the new residential units.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) The legal use of the property shall remain as one retail space on the first floor and 10 residential condos on the first, second and third floors. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 03/08/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) All fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall maintain rating and continuity.				
2) 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.				

3) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.

Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.

Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.

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) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods.

**Dept:** Engineering DPS **Status:** Not Applicable **Reviewer:** **Approval Date:** 12/02/2015

**Note:** **Ok to Issue:**

**Conditions:**

1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or [dmp@portlandmaine.gov](mailto:dmp@portlandmaine.gov)

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 02/22/2016

**Note:** **Ok to Issue:**

**Conditions:**

- 1) All construction shall comply with City Code Chapter 10.
- 2) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 3) Shall comply with NFPA 101, Chapter 30, New Apartment Buildings.
- 4) Shall comply with NFPA 101, Chapter 37, Existing Mercantile Occupancies.
- 5) Shall comply with NFPA 101, Chapter 42, Storage Occupancies.
- 6) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 7) Sprinkler system shall be installed in accordance with NFPA 13.
- 8) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. 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.

**Dept:** DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 04/13/2016

**Note:** **Ok to Issue:**

**Conditions:**

1) See site plan approval letter dated January 28, 2016, site plan approved on January 26, 2016, for conditions of approval.