

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
NOYES EARL W & SONS

Located at
191 MARGINAL WAY

PERMIT ID: 2017-00238 **ISSUE DATE:** 05/19/2017 **CBL:** 024 C021001

has permission to **Demolish portion of building and interior demolitions, construct new 7,500 SF core and shell addition and core and shell renovations of existing 9,000 SF footprint.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/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

Six retail units and one medical office unit

Building Inspections

Use Group: B & M **Type:** 5B
Business & Mercantile
Core and shell - no occupancy
NFPA 13 sprinkler system
Entire shell
MUBEC/IBC 2009

Fire Department

Classification:
Mixed Occupancies non-separated (Business, Mercantile)
ENTIRE
NFPA 101

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

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Final - Commercial

Site VISIT

Final - DRC

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00238	Date Applied For: 02/24/2017	CBL: 024 C021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail space (6 tenant units) and medical offices	Proposed Project Description: Demolish portion of building and interior demolitions, construct new 7,500 SF core and shell addition and core and shell renovation of existing 9,000 SF footprint.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Nell Donaldson Approval Date: 03/15/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This is not approving tenant fit-ups for the retail units. Separate reviews and approvals for changes of use and/or tenant fit-ups for these units are required. 2) The approval of this permit entailed a review of the exterior elevations and design elements of the building. Any alterations that impact the exterior elevations, including but not limited to window specs and locations, door specs and locations, siding, etc, shall not be made without review and approval from the Planning authority. 3) Separate permits shall be required for any new signage. 4) This property shall remain retail and medical offices. Any change of use or addition of new uses shall require a separate permit application for review and approval. 5) Any exterior lighting must be in compliance with the Site Plan approval dated January 17, 2017. Any deviations from that plan shall require separate review and approval 6) 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: 05/19/2017 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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) This phased Core and Shell approval does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk and without assurance that the building design is code compliant, and that a permit for additional work will be granted. 3) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov 4) 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. No occupancy is approved on this permit, tenant fit up permit approvals are required.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 03/03/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> 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 207-874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 05/08/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				

PERMIT ID: 2017-00238

Located at: 191 MARGINAL WAY

CBL: 024 C021001

