

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BROWN J B & SONS

Located at
24 CITY CTR

PERMIT ID: 2016-00248 **ISSUE DATE:** 03/25/2016 **CBL:** 027 F027001

has permission to **Tenant Improvements to Floors 1-4: Renovate interior finishes, alter floor plan, and provide a communicating stair between the first and second floors (4,370 SF)** 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/ Craig Messinger

/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
Offices/business services (all floors)

Building Inspections

Use Group: B

Type: 3B

Fire Department

Existing
Assume
d

Business
Occupant Load - Existing Total = 163
Nonsprinkled
Floors 1 - 4
MUBEC/IBC 2009

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Final Inspection

Final - Fire

Final - Electric

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: 2016-00248	Date Applied For: 02/03/2016	CBL: 027 F027001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Business	Proposed Project Description: Tenant Improvements to Floors 1-4: Renovate interior finishes, alter floor plan, and provide a communicating stair between the first and second floors (4,370 SF)			
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 03/01/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approved with this permit. Any exterior work, including but not limited to windows, doors, masonry, HVAC, ventilation, lighting, signage, etc. must be reviewed and approved prior to construction.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/23/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 zone, PAD Interior work only, no change of use				
Conditions:				
1) The current use of the first floor of the building as offices/business services is legally nonconforming in the Pedestrian Activities District (PAD). Should the use be changed in the future to a permitted use, the legal nonconforming use will be lost, and will not be able to be changed back.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.				
3) 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.				
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.				
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Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 02/05/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 02/29/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All means of egress to remain accessible at all times.				
2) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies.				

- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) All construction shall comply with City Code Chapter 10.