

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
LEADER PROPERTIES LLC

Located at
66 PEARL ST

PERMIT ID: 2018-00067 **ISSUE DATE:** 03/05/2018 **CBL:** 028 K002001

has permission to **Alterations to create new street-facing entry in the left-most unit at 151 Middle St.** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Glenn Harmon

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

personal services (hair salon)

Building Inspections

Use Group: M **Type:** IVB
Mercantile
1st floor partial
IBC 2009/MUBEC

Fire Department

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:

Final - Commercial

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: 2018-00067	Date Applied For: 01/17/2018	CBL: 028 K002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor left-most unit - personal services (Studio One hair salon)		Proposed Project Description: Alterations to create new street-facing entry in the left-most unit at 151 Middle St.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 02/26/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All details of construction to be consistent with plans previously reviewed and approved by the Historic Preservation Board.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/02/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: No changes to footprint				
Conditions:				
1) The use of this unit shall remain personal services. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing building footprint only.				
3) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 03/05/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Stair profile of tread and rise shall comply with IBC Sec. 1009.4.5 with attention to the vertical or sloped riser being at the leading edge of the nosing to minimize the tripping hazard.				
2) 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.				
3) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.				
4) Beams shall be supported by posts and solid blocking to carry the load path to another beam, foundation or footing.				
5) 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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 02/06/2018	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: Jason Grant	Approval Date: 02/27/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				

PERMIT ID: 2018-00067

Located at: 66 PEARL ST

CBL: 028 K002001

- 1) This review has determined that your project requires a permit for the relocation of the fire department connection on the sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads and system piping. This review does not include approval of system design or installation.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.

Dept: DRC

Status: Not Applicable

Reviewer: Philip DiPierro

Approval Date: 02/02/2018

Note:

Ok to Issue:

Conditions: