

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

INDIA NEWBURY RESIDENCES LLC

**Located at**

62 INDIA ST (Suite 101)

**PERMIT ID:** 2018-00020

**ISSUE DATE:** 04/02/2018

**CBL:** 028 P008001

has permission to **Interior tenant fit-up of Cabinetry showroom and design studio.**

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.
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*/s/ Jason Grant*

*/s/ Brian Stephens*

**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

***Building Inspections***

**Use Group:** B      **Type:** 5A  
Business (H&H Millwork)  
Occupant Load = 15  
Sprinkled: NFPA 13  
First Floor (Suite 101)  
MUBEC/IBC-2009

***Fire Department***

**Classification:**  
Business  
ENTIRE  
NFPA 101

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Above Ceiling Inspection  
Certificate of Occupancy/Final Inspection  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Final - Electric  
Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2018-00020	<b>Date Applied For:</b> 01/03/2018	<b>CBL:</b> 028 P008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Suite 101 (shown as Unit A on site plans) - Cabinetry showroom and design studio		<b>Proposed Project Description:</b> Interior tenant fit-up of Cabinetry showroom and design studio.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 02/22/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Any exterior alteration associated with interior fit-up, including vents, to be reviewed and approved by historic preservation staff.				
2) Any exterior signage requires separate review and approval, including any associated lighting.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 03/30/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> IS-FBC zone Floor area 1,506 sf = no parking required for retail as <2,000 sf				
<b>Conditions:</b>				
1) This permit is approving interior work only. Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.				
2) Separate permits shall be required for any new signage.				
3) This unit shall remain retail use. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
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.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 04/02/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.				
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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and 2010 ADA Standards for Accessible Design.				
4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
5) 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 prior to these inspections.				
6) 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.				
7) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 01/12/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				

PERMIT ID: 2018-00020

Located at: 62 INDIA ST (Suite 101)

CBL: 028 P008001

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:** 04/02/2018

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 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.
- 2) A separate City of Portland 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.
- 3) 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. This review does not include approval of system design or installation.  
Sprinkler system installation and or work shall comply with 2016 NFPA 13.
- 4) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.  
For light or ordinary hazard buildings, a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.