

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CEDRONE RONALD M

Located at
150 MIDDLE ST

PERMIT ID: 2016-01515 ISSUE DATE: 08/05/2016 CBL: 029 A00101A

has permission to **Change of Use from Office to Retail with tenant improvements for new clothing store including ADA bathrooms and removal of a portion of the existng mezzanine** 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 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/ Michael White

/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

Retail - unit 1A

Building Inspections

Use Group: M **Type:** 3A
Mercantile with storage mezzanine
Occupant Load = 93
NFPA 13 Sprinkler system
First flr right-Unit 1A
MUBEC/IBC 2009

Fire Department

Classification:
Class B Mercantile
ENTIRE

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 are 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 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.**

REQUIRED INSPECTIONS:

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

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: 2016-01515	Date Applied For: 06/15/2016	CBL: 029 A00101A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Mercantile - Retail ("Athleta")		Proposed Project Description: Change of Use from Office to Retail with tenant improvements for new clothing store including ADA bathrooms and removal of a portion of the existing mezzanine		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 07/18/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Vents to be painted out to match existing trim of building				
2) Any other exterior alteration, including installation of commercial signage/awning/lighting requires historic preservation review and approval.				
3) Windows on side elevation proposed for removal for vents to be retained on site for future potential reinstallation.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/28/2016
Note: B-3 zone, PAD No off-street parking required		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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/shell only.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval PRIOR to implementation				
4) Separate permits shall be required for any new signage.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 08/04/2016
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 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: Rachel Smith	Approval Date: 06/24/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
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				
2) No Grease Trap Inspection Needed				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 07/29/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2016-01515

Located at: 150 MIDDLE ST

CBL: 029 A00101A

- 1) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 2) All construction shall comply with City Code, Chapter 10.
- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 5) All construction shall comply with 2009 NFPA 101, Chapter 36 New Mercantile Occupancies.
- 6) All means of egress to remain accessible at all times.
- 7) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.