

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLANCHARD BLOCK LLC

Located at

111 COMMERCIAL ST

PERMIT ID: 2013-02786

ISSUE DATE: 03/24/2014

CBL: 029 D003001

has permission to **Add dormers/ skylights and deck (inverted in middle of Commercial Street elevation) to upper floor**

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 clsoed-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.
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/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

Retail & Restaurant on 1st floor with offices above the 1st floor

Building Inspections

Use Group: B

Type: 4,
Heavy
Timber

Fire Department

Business
Mixed Use Nonseparated
NFPA Sprinkler System
Fire Alarm System
6th Floor
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

Electrical Close-in

Above Ceiling Inspection

Final - Commercial

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: 2013-02786	Date Applied For: 12/24/2013	CBL: 029 D003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Commercial Office Space		Proposed Project Description: Add dormers/ skylights and deck (inverted in middle of Commercial Street elevation) to upper floor		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deb Andrews	Approval Date: 12/26/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) All design details and material specifications to conform with plans approved by the Historic Preservation Board on 11/6/2013. Any deviations from approved plans must be submitted to HP staff for review and approval.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/07/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.		
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/20/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) 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. 2) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.		
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messenger	Approval Date: 01/31/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) 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. 2) All construction shall comply with City Code Chapter 10. 3) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 4) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approval 5) All means of egress to remain accessible at all times. 6) All outstanding code violations shall be corrected prior to final inspection. 7) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.		

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- 8) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 9) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
A separate 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.

Dept: DRC

Status: Not Applicable

Reviewer:

Approval Date: 01/02/2014

Note:

Ok to Issue:

Conditions: