

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

164 REALTY LLC

Located at

164 MIDDLE ST

PERMIT ID: 2016-02535

ISSUE DATE: 11/09/2016

CBL: 029 0002001

has permission to **Phase 1 - complete interior demolition (2 stories @7500 SF each) including MEP systems, some structural repair, brick repointing, reinforce existing trusses, insulate, re- roof and renovate facades and parapet per HP approval**

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

Lower level - bar (Studio 55)
Upper level front - restaurant (White Cap Grill)
Upper level rear (55 Market St) - deli /sandwich shop (Fit to Eat)

Building Inspections

Use Group: N/A
Unoccupied
ENTIRE
MUBEC/IBC 2009

Fire Department

Type: 3B

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:

Framing Only

Final - Commercial

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: 2016-02535	Date Applied For: 09/27/2016	CBL: 029 0002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Future fit up for retail store		Proposed Project Description: Phase 1 - complete interior demolition (2 stories @7500 SF each) including MEP systems, some structural repair, brick repointing, reinforce existing trusses, insulate, re- roof and renovate facades and parapet per HP approval		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is limited to the specified scope of work for this application. Alterations to the lower storefronts, entrances, signage, exterior lighting, etc. are to be reviewed under separate permits.				
2) Samples of replacement brick, new tile, and mortar are to be reviewed and approved by HP staff prior to commencement of the proposed masonry alterations.				
3) HP staff is to review and approve a mock-up of the masonry infill panels prior to the start of this work.				
4) All obsolete hardware is to be removed carefully without damaging the façade. HP Board recommends removal of all existing banners on Market Street. If banners are to be displayed on Market Street, they will be reviewed by HP staff as signage or decorative elements, under a separate application.				
5) All work is to be consistent with plans approved by the Historic Preservation Board on 9/7/16.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/20/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) A separate permit is required for the Change of Use and interior fit up of this space.				
2) Separate permits shall be required for any new signage.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 11/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This phased construction permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.				
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: 10/05/2016	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 Workss for any other reason than FOG, please contact 874-8801				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 10/14/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
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 and Chapter 37 Existing Mercantile Occupancies.
- 5) All means of egress to remain accessible at all times.
- 6) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 7) 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.
- 8) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.