

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: 2016-02845

ISSUE DATE: 03/09/2017

CBL: 029 0002001

has permission to **Phase 2-Interior renovation of 2 stories 15000SF leased space including windows, mech, electrical, plumbing and new elevator**

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 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/ Laurie Leader

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

Building Inspections

Fire Department

Use Group: S-1, M

Type: 3B

Classification:

Storage - Furniture

Mercantile

Occupant load = 354

Building is sprinkled

ENTIRE

MUBEC/IBC 2009

Class B Mercantile

ENTIRE

NFPA 101 CH# 36

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:

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02845	Date Applied For: 11/07/2016	CBL: 029 O002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Vacant - permits will be secured for future fit-ups		Proposed Project Description: Phase 2-Interior renovation of 2 stories 15000SF leased space including windows, mech, electrical, plumbing and new elevator		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/15/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All exterior alterations are to be consistent with Historic Preservation Board approvals dated 9/7/16 and 2/1/17. All conditions of HP Board approvals are to be honored, including review by HP staff of sidewalk treatment and brick, mortar and tile infil samples,				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/03/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 zone				
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 footprint and shell only.				
3) This permit is not approving any legal use for the building or tenant spaces. Separate permits for fit-up and occupancy are required.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 03/09/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only for two tenant spaces.				
3) 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: 11/18/2016	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 Works for any other reason than FOG, please contact 874-8801				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/08/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				

- 1) A Maine State Fire Marshal's Office construction and Barrier free permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories and class A & B mercantiles involving new construction or alteration including but not limited to the following:
 - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
 - 2.New additions
 - 3.Change of occupancy type
 - 4.Installation of kitchen suppression systems
 - 5.Fire alarm installations
 - 6.Sprinkler system requiring a permit
- 2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers and 2009 NFPA 101, Chapter 9.7.4 Manual Extinguishing Equipment.
- 3) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 4) 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.
- 5) 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.
- 6) The enhanced sprinkler system protection on wall next to adjacent building must comply with NFPA 13 Standard for the Installation of Sprinkler Systems.
- 7) All construction shall comply with City Code, Chapter 10.
 All construction shall comply with 2009 NFPA 101, Chapter #37
 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).
 All means of egress to remain accessible at all times.

Dept: DRC	Status: Not Applicable	Reviewer: Philip DiPierro	Approval Date: 11/10/2016
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			