

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FLEMING CREEK LLC ETALS /n/ a

Located at

145 COMMERCIAL ST

PERMIT ID: 2013-01458

ISSUE DATE: 08/13/2013

CBL: 029 S001001

has permission to **Removing previous office space walls and adding a wall to turn the space into two future retail units on the first 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.

/s/ Chris Pirone

/s/ Tammy Munson

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

restaurant/Starbucks on first floor with offices above

Building Inspections

Fire Department

Classification:

Business

Floor 1

2009 NFPA

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
Above Ceiling Inspection
Certificate of Occupancy/Final
Electrical Close-in

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: 2013-01458	Date Applied For: 07/11/2013	CBL: 029 S001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: change of use for Future Retail space on the first floor along with restaurant and offices above		Proposed Project Description: Removing previous office space walls and adding a wall to turn the space into two future retail units on the first floor		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/17/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permit are required for any new signage.				
2) Separate building permits for review and approval for specific tenant it-up will be required when tenants are realized.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 08/13/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) <input type="checkbox"/> 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.				
2) Penetrations 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				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 07/29/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All means of egress to remain accessible at all times.				
2) Construction or installation shall comply with City Code Chapter 10.				
3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.				
4) 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.				
5) Fire extinguishers are required per NFPA 1.				
6) The approved plans with the Building Department Approved stamp shall be maintained on site for 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) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
9) 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.				
10 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				
11 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 approvals.				
12 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**				
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.				

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13 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.