

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
CARROLL BLOCK LLC

Located at  
136 COMMERCIAL ST

PERMIT ID: 2016-01492      ISSUE DATE: 09/22/2016      CBL: 030 H004001

has permission to **Add a bay to the harbor side 4th floor roof, replace windows and siding.**  
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/ 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:**

**Type:** 3B

**Classification:**

Business - Vacant  
4th & 5th FLOOR  
MUBEC/IBC 2009

1st floor left - Ice cream shop,  
12 seats (Captain Sams)  
1st floor right and basement? -  
Salon/Spa (Fabu)  
Upper floors - offices  
ENTIRE

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01492	<b>Date Applied For:</b> 06/06/2016	<b>CBL:</b> 030 H004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 1st floor left - Ice cream shop, 12 seats (Captain Sams) 1st floor right and basement - Salon/Spa (Fabu) Upper floors - offices		<b>Proposed Project Description:</b> Add a bay to the harbor side 4th floor roof, replace windows and siding.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 09/21/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) If venting or mechanicals are to be added to any visible exterior face, they must be reviewed and approved by HP staff prior to installation.				
2) HP approved elevations and window types are shown on revised elevations and window details dated 9-8-16 (AE103, AE104.)				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 07/13/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-3 Zone Project will not result in any expansion of building footprint or height.				
<b>Conditions:</b>				
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 only.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 08/15/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Guardrail system shall mee the requirements of Section 1013 of the 2009 IBC.				
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.				
3) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 06/14/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Applicant to maintain grease control equipment per the FOG program. Visited and given FOG information 6/10/2016. Adequate equipment and regular cleanings are required. Questions about requirements contact Departmetn of Public Works at 874-8846				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 07/21/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) 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).				
2) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
3) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business Occupancies.				
4) All means of egress to remain accessible at all times.				

- 5) 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).
- 6) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 7) 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.
- 8) All construction shall comply with City Code, Chapter 10.

**Dept:** DRC

**Status:** Not Applicable

**Reviewer:**

**Approval Date:** 06/28/2016

**Note:**

**Ok to Issue:**

**Conditions:**