

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

CM WATERFRONT PROPERTIES LLC

**Located at**

250 COMMERCIAL ST

**PERMIT ID:** 2016-02955

**ISSUE DATE:** 01/23/2017

**CBL:** 031 L034001

has permission to **Change of Use-Interior renovations-close off access to second floor by removing open stairs and framing in the second floor - removal of interior partitions-new entry door & reconfigure exterior entrance - stair/landing**

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.

*/s/ Jonathan Rioux*

*/s/ Jonathan Rioux*

**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*

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703

or email: [buildinginspections@portlandmaine.gov](mailto: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:**

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

Electrical - Commercial

Fire Inspection

Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02955	<b>Date Applied For:</b> 12/07/2016	<b>CBL:</b> 031 L034001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Retail- "Maine's Pantry" - first floor, right side		<b>Proposed Project Description:</b> Change of Use-Interior renovations-close off access to second floor by removing open stairs and framing in the second floor - removal of interior partitions-new entry door & reconfigure exterior entrance - stair/landing		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 01/03/2017 <b>Note:</b> WCZ & Shoreland Zone (NUMOZ) <b>Ok to Issue:</b> <input checked="" type="checkbox"/> - no change to the footprint- - the certificate of occupancy was paid on this permit for retail use, but the new tenant will apply for a separate fitup permit. <b>Conditions:</b> 1) This permit is being issued with the condition that the new tenant will apply for a separate tenant fit up permit. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jonathan Rioux <b>Approval Date:</b> 01/12/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				

2) The review of this permit did not include a review or confirmation of the zoning legal use. It is only approving the specific work described in the plans and forms submitted. The current use of the property may be found to be unlawful.

Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5.

Through penetrations of fire-resistance-rated walls shall comply with Section 713.3.1.1 or 713.3.1.2.

Through penetrations of fire-resistance-rated horizontal assemblies shall comply with Section 713.4.1.1.1 or 713.4.1.1.2.

No permit shall be issued until the applicant has removed and disposed of all "friable asbestos" such material in accordance with applicable state and federal regulations.

2403.4 Interior glazed areas. Where interior glazing is installed adjacent to a walking surface, the differential deflection of two adjacent unsupported edges shall not be greater than the thickness of the panels when a force of 50 pounds per linear foot (plf) is applied horizontally to one panel at any point up to 42 inches above the walking surface.

Ventilation of this space is required per ASRAE 62.2 , 2007 edition.

Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).

Interior wall and ceiling finish requirements by occupancy shall comply with Table 803.9.

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.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.

Shall meet the requirements of 2009 NFPA 1 Fire Code.

All means of egress to remain accessible at all times.

This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.

**Dept:** Engineering DPS **Status:** Not Applicable **Reviewer:** Rachel Smith **Approval Date:** 12/08/2016

**Note:** **Ok to Issue:**

**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:** Jonathan Rioux **Approval Date:** 01/23/2017

**Note:** **Ok to Issue:**

**Conditions:**

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