

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAINELAND REAL ESTATE CONSULTANTS LLC

Located at

30 EXCHANGE ST (28)

PERMIT ID: 2017-00709

ISSUE DATE: 07/18/2017

CBL: 032 I011001

has permission to **Interior alterations for new tenant - remove partition walls & construct new partition walls. Remove sink, change fixtures (electrical), and floor coverings.**

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/ Jason Grant

/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

#28 - retail

Building Inspections

Use Group: M

Type: 3B

Mercantile

Existing occpant load

NFPA 13 sprinkler system

First Floor #28

MUBEC/IBC 2009

Fire Department

Classification:

Class C Mercantile

ENTIRE

NFPA 101 CH# 37

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:

Electrical Close-in
Final - Commercial
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: 2017-00709	Date Applied For: 05/10/2017	CBL: 032 I011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail	Proposed Project Description: Interior alterations for new tenant - remove partition walls & construct new partition walls. Remove sink, change fixtures (electrical), and floor coverings.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 06/22/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) No exterior alterations are approved with this permit, including but not limited to lighting, signs, windows, doors, ventilation, mechanicals, masonry, etc. If any exterior work is planned it must be reviewed and approved prior to beginning the work.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/15/2017				
Note: B-3, Historic Overlay & PAD overlay all interior work				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Separate permits shall be required for any new signage.				
2) The use of the tenant space at 28 Exchange Street shall remain as retail. Any change of use shall require a separate permit application for review and approval.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 07/18/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
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) 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: 05/12/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
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 207-874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 07/14/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.				
2) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.				
3) Fire sprinkler system coverage shall be throughout the building. Any obstructions to sprinkler heads created by this project shall require modifications to the sprinkler system to bring the area into compliance with the applicable NFPA fire sprinkler system code.				

PERMIT ID: 2017-00709

Located at: 30 EXCHANGE ST (28)

CBL: 032 I011001

4) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters

All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.