

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

10 EXCHANGE PROPERTIES LLC

Located at

10 EXCHANGE ST - suite 207

PERMIT ID: 2014-00705

ISSUE DATE: 05/21/2014

CBL: 032 I012001

has permission to **Change of Use from Tattoo parlor to Art Gallery/sales. No structural changes in suite #207 2nd 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.
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/s/ Chris Pirone

/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

1st floor is retail- 2nd floor art gallery/sales and offices - 3rd & 4th are vacant

Building Inspections

Use Group: B **Type:** 3B
Business - Art Gallery with retail
Occupant Load=28 (per Assembly A-3)
NFPA Sprinkler System (required)
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Multiple Occupancy. Mixed.
Mercantile Suite 207.
ENTIRE
NFPA 2009

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:

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-00705	Date Applied For: 04/10/2014	CBL: 032 I012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor retail and 2nd floor change of use from tattoo parlor to art gallery/sales with offices.		Proposed Project Description: Change of Use from Tattoo parlor to Art Gallery/sales. No structural changes in suite #207 2nd floor.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/24/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approved with this permit. Any exterior alterations including signs and lighting must be reviewed and approved under a separate permit.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/17/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) Separate permits shall be required for any new signage.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 05/21/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
2) 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.				
3) This permit is approved based upon information provided by the applicant or design professional. This permit does not approve of any construction work. If this changes, then separate permits will be required.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 05/16/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All outstanding violations for the building shall be corrected.				
2) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.				
3) Fire extinguishers are required per NFPA 1 Table 13.6.2. Type of Fire Extinguisher will be a 2A 10 B:C				
4) Emergency Lighting shall be provided according to NFPA 101 7.9. Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10. 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.				
5) Shall comply with 2009 NFPA 101 Chapter 37 Existing Mercantile Occupancies Shall comply with 2009 NFPA 1 Chapter 20.12 Mercantile Occupancies. All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				