

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

BAYSIDE VENTURES II LLC /Shinberg Consulting / Greg

Located at

202 KENNEBEC ST (Unit 2)

PERMIT ID: 2013-00047

ISSUE DATE: 10/16/2013

CBL: 034 A011001

has permission to **Change of use from warehouse space to martial arts studio (Team 1 Brazilian Jiu Jitsu) - NO CONSTRUCTION**

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 cloed-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/ Benjamin Wallace Jr

/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

Building Inspections

Fire Department

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:

Certificate of Occupancy/Final

Final - Fire

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: 2013-00047	Date Applied For: 01/08/2013	CBL: 034 A011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Unit 1 same - bucket carwash for Enterprise - Unit 2 martial arts studio		Proposed Project Description: Change of use from warehouse space to martial arts studio (Team 1 Brazilian Jiu Jitsu) - NO CONSTRUCTION		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/11/2013	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The current use of the property as a warehouse is legally nonconforming. Once the use is changed to a permitted use (martial arts studio), the legal nonconforming use as a warehouse is lost, and it cannot be changed back to a warehouse in the future.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) With the issuance of this permit and the certificate of occupancy, the legal use of this property shall remain as Unit 1 (right side) bucket carwash for Enterprise & unit 2 (left side) martial arts studio. Any change of use shall require a separate permit application for review and approval.				
4) Separate permits shall be required for any new signage.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/01/2013	
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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
3) This permit approves an exercise room for martial arts training. The building code occupancy is being classified as Business (Exercise Room) and as such, the occupant load calculation is 34 based on Table 1004.1.1, 1068/50 (gross) = 34. Section 303.1(1) allows an otherwise Assembly type use to be classified as Business if there are less than 50 occupants. THE OCCUPANCY IS B (MARTIAL ARTS EXERCISE ROOM).				
4) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.				
Dept: Fire	Status: Expired	Reviewer: Benjamin Wallace Jr	Approval Date:	
Note: Needs second remote exit.		Ok to Issue: <input type="checkbox"/>		
Conditions:				