

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BAYSIDE VENTURES II LLC

**Located at**

1 MARGINAL WAY

**PERMIT ID:** 2014-00317

**ISSUE DATE:** 05/23/2014

**CBL:** 034 C004001

has permission to **Change of use of 2nd floor - Wellness Center & Art Gallery 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 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.

*/s/ Chris Pirone*

*/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***

First floor - Enterprise Car Rental; 2nd floor  
Community Wellness Center & Art Gallery

***Building Inspections***

**Use Group:** B      **Type:** 5B  
Business - Assembly type use  
w/Occupant Load < 50  
Floor 2  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Multiple Occupancies. Class B  
Mercantile/Business  
ENTIRE  
2009 NFPA

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 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 - Fire

Final - Electric

Certificate of Occupancy/Final

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> 2014-00317	<b>Date Applied For:</b> 02/18/2014	<b>CBL:</b> 034 C004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 2nd floor - Change the Use to Community Wellness Center & Art Gallery, classes in art, music, yoga, nutrition, meditation, self defense, etc.		<b>Proposed Project Description:</b> Change of use of 2nd floor - Wellness Center & Art Gallery NO construction.		
<b>Dept:</b> Zoning <b>Status:</b> Approved <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/21/2014		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> B-5 - Community Wellness Center & Art Gallery 1 space for each 125 sf = 8 spaces required. 9 spaces in lease located on landlord's lot on Kennebec Street				
<b>Conditions:</b>				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 05/22/2014		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b>				
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 permit is approved based on the activities associated with the use as summarized by Grace Damon, the floor/furniture layout, and the occupant load scenarios calculated by architect Guy Lebreque.				
3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
4) 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 05/23/2014		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b>				
1) Emergency Lighting shall be provided according to NFPA 101 7.9.				
2) Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.				
3) Fire extinguishers are required per NFPA 1 Table 13.6.2.				
4) 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) Street addresses shall be marked on the structure. Individual suites shall be identified.				
6) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a> Shall comply with 2009 NFPA 101 Chapter 39 Existing Business Occupancies Shall comply with 2009 NFPA 1 Chapter 20.13 Business Occupancies.				
7) A posted occupant load of 35 shall be posted at the main entry of this suite.				