

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PACHIOS BROTHERS I LLC & LACONIA LLC

Located at

565 CONGRESS ST (561)

PERMIT ID: 2015-01856

ISSUE DATE: 09/01/2015

CBL: 037 A038001

has permission to **Change of Use from Salt Institute (college level) to High School - Baxter Academy of Technology & Science - First Floor. Minor renovation to bathroom and various partition walls.**

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/ Keith Gautreau

/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

High School (Baxter Academy)

Building Inspections

Use Group: E/A-3 **Type:** 2B

Educational - High School
Assembly - Gallery space
Occupant Load = 183 (114 students & faculty, 69 gallery)
NFPA 13 Sprinkler System
561 Congress, 1st floor
MUBEC/IBC 2009

Fire Department

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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:

Plumbing Rough

Final - Electric

Certificate of Occupancy/Final

Fire - Change of Use Inspection

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: 2015-01856	Date Applied For: 08/03/2015	CBL: 037 A038001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: High School - Baxter Academy		Proposed Project Description: Change of Use from Salt Institute (college level) to High School - Baxter Academy of Technology & Science - First Floor. Minor renovation to bathroom and various partition walls.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 08/31/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) No exterior alterations to the storefront doors, windows, siding, threshold, lighting, signs, etc. are approved with this permit. Any additional exterior work must be reviewed and approved prior to construction.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 08/27/2015
Note: B-3 Zone - No parking required for a change of use.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This property is located within the Pedestrian Activities District (PAD) which limits the first floor uses to retail-like. This permit is being issued with the understanding that there will be a large window into the "classroom" as people enter the property. There should be no blank wall as people enter. The PAD District intends for the public to be interested into spaces along the sidewalk. Uses should be inviting to the public. It is required under PAD to keep all front spaces open to the pedestrian eye. If there should be any changes to the front PAD restricted area, a permit will be required for compliance with the code restrictions.		
		2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.		
		3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.		
		4) Separate permits shall be required for any new signage.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/01/2015
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 allows the use to function as an Educational (High School) with ancillary gallery space per the approved designed plans. Please note that no later than September 1, 2016, the bathroom fixture count is required to be increased in both the men's and women's rooms. For women, this is 1 toilet and for men this is either 1 toilet or 1 urinal. It is recommended that an additional lavatory in each may prove to be an asset, however this will not be required for the 115 occupants given the projected milestones to secure one central building to house the whole school. Also, once the bathrooms are expanded, the single unisex bathroom at the front should then be a dedicated staff bathroom.		
		3) 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: Benjamin Pearson	Approval Date: 08/10/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov		

