

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

OCEAN GATE LLC

Located at

511 CONGRESS ST (Suite 1A)

PERMIT ID: 2015-00177

ISSUE DATE: 03/17/2015

CBL: 037 D002001

has permission to **Change of use from retail art gallery to office - Alterations consist of moving the existing stairs and reconfiguring the interior layout of the office space (Suite 1A)** 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/ Craig Messinger

/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

Building Inspections

Fire Department

Use Group: Business **Type:** 2B

Classification:

B-office space
Building is sprinkled
SUITE 1A

Business
ENTIRE

MUBEC/IBC 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:

Close-in Plumbing/Framing
Electrical Close-in
Certificate of Occupancy/Final
Fire - Change of Use Inspection
Final - Electric

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.

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|---|--------------------------------------|--|--|---|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2015-00177 | Date Applied For: 02/04/2015 | CBL: 037 D002001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Suite 1A - office | | Proposed Project Description: Change of use from retail art gallery to office - Alterations consist of moving the existing stairs and reconfiguring the interior layout of the office space (Suite 1A) | | |
| Dept: Historic | Status: Approved w/Conditions | Reviewer: Robert Wiener | Approval Date: 02/23/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) No exterior alterations are approved with this permit. Any exterior work must be reviewed and approved prior to construction. | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 03/04/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Separate permits shall be required for any new signage. | | | | |
| 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
| Dept: Building Inspection | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 03/09/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| 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: Fire | Status: Approved w/Conditions | Reviewer: Craig Messinger | Approval Date: 03/17/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) All outstanding code violations shall be corrected prior to final inspection. | | | | |
| 3) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies. | | | | |
| 4) All construction shall comply with City Code Chapter 10. | | | | |