

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAINE CHARITABLE MECHANIC ASSOC

Located at

519 CONGRESS ST

PERMIT ID: 2014-02945

ISSUE DATE: 02/03/2015

CBL: 037 D024001

has permission to **Change of use to add public assembly/community hall to part of second floor & third floor with mezzanine- Life Safety Code Upgrades (see narrative for occupancy)**

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/ Craig Messinger

/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

1st floor - retail; 2nd floor MCMA Library & Director's room, Community space & office (Bible Society); 3rd floor Assembly/Community Hall, storage & staging room; third floor mezzanine - storage & balcony, 4th floor - storage

Building Inspections

Use Group: A-3 **Type:** 3B, with HT
Assembly - Community Hall, 3rd Fl- Ballroom, 2nd Fl- Meeting space = 49 (Library private use)
Mezzanine-3rd Fl - Storage and orchestra balcony
Storage - Ordinary - 4th Floor
Maximum Occupant Load 2nd & 3rd Floors = 160 each
NFPA 13 System
Floors 2 & 3 w/mezzanine
MUBEC/IBC 2009

Fire Department

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Located at: 519 CONGRESS ST

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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:

Electrical - Commercial

Close-in Plumbing/Framing

Certificate of Occupancy/Final

Final - Electric

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: 2014-02945 | Date Applied For: 12/23/2014 | CBL: 037 D024001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: 1st floor retail, 2nd floor - community space, office and private club library, 3rd floor - community hall, 3rd floor mezzanine - balcony & storage, 4th floor storage | | Proposed Project Description: Change of use to add public assembly/community hall to part of second floor & third floor with mezzanine- Life Safety Code Upgrades (see narrative for occupancy) | | |
| Dept: Historic | Status: Approved w/Conditions | Reviewer: Robert Wiener | Approval Date: 02/02/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Any exterior alterations, including changes to the fire escape, must be reviewed and approved under a separate application. | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 01/16/2015 | 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) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| Dept: Building | Status: Approved w/Conditions | Reviewer: Jeanie Bourke | Approval Date: 01/30/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) The occupant load calculations are contingent upon a letter from the structural engineer assessing the fire escape and associated repairs. If this is not confirmed the occupant load allowances shall be modified per the FRM fire engineer report. | | | | |
| 2) 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. | | | | |
| 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: Fire | Status: Approved w/Conditions | Reviewer: Craig Messenger | Approval Date: 02/02/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) The 4th Floor should not be used for Public Events. | | | | |
| 2) All outstanding code violations shall be corrected prior to final inspection. | | | | |
| 3) 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. | | | | |
| 4) Occupancy Loads should be clearly posted in assembly areas. | | | | |
| 5) Shall comply with NFPA 101, Chapter 13, Existing Assembly Occupancies. | | | | |
| 6) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation. | | | | |