

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

24 PREBLE STREET PROPERTIES LLC

Located at

24 PREBLE ST (2nd Floor)

PERMIT ID: 2017-00334

ISSUE DATE: 05/18/2017

CBL: 037 F007001

has permission to **2nd floor - change of use from office to personal trainer health club - interior alterations (including ADA locker rooms, yoga room and fitness room).**

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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Brian Stephens

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

2nd floor - Health club

Building Inspections

Use Group: B

Type: 3B

Professional Services (personal trainer)

Occupant Load = 33

Sprinkled - NFPA 13

Second Floor

MUBEC/IBC-2009

Fire Department

Classification:

Business

ENTIRE

NFPA 101 CH# 39

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BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical - Commercial
Electrical Close-in w/Fire & Draftstopping
Final - Commercial
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00334	Date Applied For: 03/15/2017	CBL: 037 F007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 2nd floor - personal trainer/health club		Proposed Project Description: 2nd floor - change of use from office to personal trainer health club interior alterations (including ADA locker rooms, yoga room and fitness room).		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/06/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) No exterior alterations are approved with this permit, including but not limited to windows, doors, trim, masonry, lighting, signs, venting, mechanicals, HVAC, etc. If any exterior work is planned, it must be reviewed and approved separately prior to starting the work.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 03/17/2017
Note: B-3 & historic health club - permitted 14-217(a)(2)(k) no parking required for change of use		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for any new signage.				
3) With the issuance of this permit and the certificate of occupancy, the use of the second floor shall remain a health club. Any change of use shall require a separate permit application for review and approval.				
4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 05/18/2017
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				
1) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
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.				
3) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
4) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.				
5) 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.				
6) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 03/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 207-874-8801.				

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