

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FITZGIBBONS VIRGINIA S & LEE F STREET  
TRUSTEE/n/ a

**Located at**

594 Congress St

**PERMIT ID:** 2013-01001

**ISSUE DATE:** 06/19/2013

**CBL:** 037 G001001

has permission to **change of use to add small concert venue for acoustic concerts for 49 people or less, studio to make and repair violins & repair of computer & cell phones to existing gallery use - no construction**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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***

1st floor - Starbucks  
2nd floor - gallery, concert venue, artist studio & repair shop  
3rd floor - left side (Congress St.) - office use

***Building Inspections***

**Use Group:** B      **Type:** 3B  
Business - Gallery, Concert Venue (< 50 Occupant Load), Artist Studio & Repair Shop  
2nd Floor  
MUBEC

***Fire Department***

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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:**

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		<b>Permit No:</b> 2013-01001	<b>Date Applied For:</b> 05/17/2013	<b>CBL:</b> 037 G001001
<b>Proposed Use:</b> Art galley, small concert venue, studio to make & repair violins, computer & cell phone repair		<b>Proposed Project Description:</b> change of use to add small concert venue for accoustic concerts for 49 people or less, studio to make and repair violins & repair of computer & cell phones to existing gallery use - no construction		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 05/20/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 06/19/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<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 is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
3) Permit 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	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 06/12/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				