

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
CORNER FREAK LLC

Located at
582 CONGRESS ST

PERMIT ID: 2018-00234 **ISSUE DATE:** 03/15/2018 **CBL:** 037 G004001

has permission to **Façade improvement to existing store fronts, Congress and Free Streets.
Exploratory removals only, amendment required for final design/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 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/ Glenn Harmon

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

Basement - storage, 1st floor - retail, 2nd floor - retail/back office, 3rd floor and 4th floors - 2 dwelling units

Building Inspections

Use Group: M **Type:** IIIB
Mercantile
Storefronts
IBS 2009/MUBEC

Fire Department

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:

Construction Activity

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: 2018-00234	Date Applied For: 02/21/2018	CBL: 037 G004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Basement - storage, 1st fl retail, 2nd fl- retail/back office, 3rd and 4th floors - 2 dwelling units		Proposed Project Description: Façade improvement to existing store fronts, Congress and Free Streets. Exploratory removals only, amendment required for final design/construction.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 03/15/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> Final details of 582 Congress Street storefronts (Congress Street façade and Free Street façade) to be reviewed separately when applicant finalizes plans for the building. Following demolition of existing Congress Street storefront, if conditions dictate a change in dimensions or design, applicant to contact HP staff for review of alternative or revised solution. Storefront design, materials and specifications for 584 Congress Street storefronts to be consistent with those presented in a meeting with staff on 3/15/18. On Free Street elevation, doors may be aluminum, with center window surround in wood. Bottom rail of all window and door openings to be consistent. On Congress Street elevation, window surrounds to be executed in wood, with recessed panels below. Center door may be aluminum, with lower bottom rail. All finishes to be black. Hardware to be bronze anodized aluminum. 				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/26/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: Work is within existing building footprint.				
Conditions:				
<ol style="list-style-type: none"> All conditions from previous permits for this project are still in effect with the issuance of this permit. 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 Inspecti	Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 03/07/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties. Temporary measures for maintaining weather tightness shall be incorporated in the exploratory demolition work. This approves selective exterior demolition only for the purpose of exploratory discovery in aid of preparing final details in accordance with HPC approval. No new work allowed. No other construction activities allowed, including electrical and signage without permits or approvals. An amendment to this permit is required for new construction. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 02/26/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
<ol style="list-style-type: none"> All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection. All conditions from permit 2017-01730 also apply to this permit admendment. 				