

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
578 CONGRESS LLC

Located at
578 CONGRESS ST

PERMIT ID: 2016-01265 **ISSUE DATE:** 06/14/2016 **CBL:** 037 G006001

has permission to **Replacement and upgrading of storefront.**
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/ Michael White

/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 office, 3rd floor dwelling unit

Building Inspections

Use Group: M/B/R-3 **Type:** 3B
Mercantile - 1st Floor
Business - 2nd Floor
Residential Dwelling Unit - 3rd Floor
First Floor
MUBEC/IBC 2009

Fire Department

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:

Final 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: 2016-01265	Date Applied For: 05/17/2016	CBL: 037 G006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor retail, 2nd floor office, 3rd floor dwelling unit		Proposed Project Description: Replacement and upgrading of storefront.		
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 06/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Contractor is to contact historic preservation staff should any unanticipated circumstances arise necessitating changes. HP staff is to be contacted for final inspection once work is completed.				
2) All work to be in accordance with Historic Preservation Office review (approval with conditions dated 3/29/16.)				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/03/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This permit is being issued with the condition that all the work is taking place within the existing footprint and shell.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4				
2) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.				
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.				
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Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 05/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 06/06/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All means of egress to remain accessible at all times.				
2) Shall comply with NFPA 101, Chapter 43 Building Rehabilitation.				
3) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.				
4) All construction shall comply with City Code Chapter 10.				