

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

TERBAX REALTY INC /WRIGHT RYAN
CONSTRUCTION

Located at

562 CONGRESS ST / 121 FREE ST

PERMIT ID: 2013-02606

ISSUE DATE: 01/28/2014

CBL: 037 G014001

has permission to **Partial fit-up of 1st & 2nd floor of existing 6 story building, including lobby renovation & exercise rooms (zumba, yoga, & cardio) off Free St side for tenant use**

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 is retail with offices above

Building Inspections

Use Group: B/A-3/M **Type:** 3B
Existing
(3A
New)

Fire Department

Business
Mixed Use Separated
NFPA 13 Sprinkled
Fire Alarm
Floors 1 & 2
MUBEC/IBC 2009

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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:

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

City of Portland, Maine - Building or Use Permit		Permit No: 2013-02606	Date Applied For: 11/22/2013	CBL: 037 G014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor is retail and personal services along Free Street with offices above		Proposed Project Description: Partial fit-up of 1st & 2nd floor of existing 6 story building, including lobby renovation & exercise rooms (zumba, yoga, & cardio) off Free St side for tenant use		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/06/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) With the exception of the new entry at 121 Free Street, no exterior alterations are reviewed or approved with this permit.				
2) Final design of new entry at 121 Free Street is to be reviewed and approved by historic preservation staff before ordering components or commencing work on the entrance.				
3) No permanent, opaque window coverings are approved for windows facing a street.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/14/2014	
Note: the zumba, yoga, cardio room fits the definition of a Personal Service		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is conditioned upon viewing and approving a mock-up of the "vinyal film, with a graphic design" that is proposed on the windows along the Free Street side of the property. Since this location is in a PAD (Pedestrian Activities District) the final treatment of the window SHALL be approved PRIOR to final installation.				
2) Separate permits shall be required for any new signage.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation				
4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/28/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. These include items noted on Plan Sheet A1.01 notes 1.1 thru 1.3.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
5) 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 01/15/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Shall comply with 2009 NFPA 101 Chapter 39 Existing Business Occupancies				

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- 2) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 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) No means of egress shall be affected by this renovation.
- 5) 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.
- 6) All new smoke detectors and smoke alarms shall be photoelectric.
- 7) 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.
- 8) All outstanding code violations shall be corrected prior to final inspection.
- 9) Fire Extinguishers are required per NFPA 10.
- 10) All construction shall comply with City Code Chapter 10.
- 11) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals