

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MAINE COLLEGE OF ART /WRIGHT RYAN  
CONSTRUCTION

**Located at**

522 CONGRESS ST (first floor, right side)

**PERMIT ID:** 2013-01062

**ISSUE DATE:** 08/14/2013

**CBL:** 037 H006001

has permission to **Change of Use from retail to create a new space for the textile fashion classes;  
includes new walls, doors, etc. - first floor right side**

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/ Chris Pirone*

*/s/ Jon Rioux*

**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*

Maine College of Art

*Building Inspections*

**Use Group:** B

**Type:** IIIA

*Fire Department*

ENTIRE

IBC, 2009 (MUBEC)

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

Electrical - Commercial

Final - Fire

Certificate of Occupancy/Final

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>		<b>Permit No:</b> 2013-01062	<b>Date Applied For:</b> 05/24/2013	<b>CBL:</b> 037 H006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Maine College of Art	<b>Proposed Project Description:</b> Change of Use from retail to create a new space for the textile fashion classes; includes new walls, doors, etc. - first floor right side			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 06/03/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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> Jon Rioux <b>Approval Date:</b> 08/13/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.				
2) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5.				
4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) A State Fire Marshal permit may be required for this project, contact at 207-626-3880 or <a href="http://www.maine.gov/dps/fmo/plans/about_permits.html">http://www.maine.gov/dps/fmo/plans/about_permits.html</a>				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 06/28/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
2) 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.				
3) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				
4) 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.				
5) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.				
6) Must meet requirements per 2009 NFPA 101 Chapter 39 Existing Business Occupancies				
7) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a>				