

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

OLD PORT HOLDING CO LLC MARGARITAS  
MANAGEMENT GROU

**Located at**

11 BROWN ST (Eastman Block)

**PERMIT ID:** 2015-02590

**ISSUE DATE:** 02/01/2016

**CBL:** 037 I007001

has permission to **Change of Use - for 1 residential condo to each of the 3rd & 4th Flrs & 2 residential condos to the 2nd floor - includes interior residential fit up, some site work & a new 481 SF rooftop deck and exterior wood stair accessed by the 4th floor unit only.**

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 cloed-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/ David Petruccelli*

*/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 - restaurant, 2nd floor - two residential condos, 3rd floor - residential condo & 4th floor - residential condo

***Building Inspections***

**Use Group:** R-2 & A-2 **Type:** 3B  
Residential Apartments (4 condominium units)  
Assembly - Restaurant, 1st Floor  
NFPA 13 Sprinkler System  
Floors 2-4  
MUBEC/IBC 2009

***Fire Department***

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:**

Setbacks and Footings Prior to Pouring  
Foundation/Rebar  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final  
Final - Electric  
Fire - Change of Use Inspection  
Framing Only  
Final - DRC  
Site VISIT

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> 2015-02590	<b>Date Applied For:</b> 10/23/2015	<b>CBL:</b> 037 I007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 1st floor restaurant, two residential condos on the 2nd floor, one residential condo each on third floor and fourth floors		<b>Proposed Project Description:</b> Change of Use - for 1 residential condo to each of the 3rd & 4th Fl & 2 residential condos to the 2nd floor - includes interior residential fit up, some site work & a new 481 SF rooftop deck and exterior wood stair accessed by the 4th floor unit only.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 01/13/2016	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Cedar fence at dumpster enclosure in rear lot is to be painted or stained a dark, solid color.</li> <li>2) Railing and posts at rooftop deck are to be a dark, recessive color.</li> <li>3) Any masonry repair or repointing is to be reviewed by HP staff, with mortar or brick samples reviewed on site prior to the performance of the work.</li> <li>4) All obsolete signs, hardware, etc., and any existing wiring or conduit are to be removed from exterior of building.</li> <li>5) Egress door at small courtyard on southwest corner of building is to be painted wood, 2 or 4 panel door with an appearance that is more commercial than residential.</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/02/2015	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>- Jean Fraser did the site plan review. Emailed her to coordinate the review. Jean provided the most recent sit plan which was uploaded.</p> <p>- B-3 Zone. The proposed stairs and deck are on the existing structure so setbacks are not an issue. A change of use in the zone does not require additional parking.</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) With the issuance of this permit and the certificates of occupancy, the use of this property shall remain as a restaurant on the first floor, two residential condos on the second floor, one residential condo on the third floor and one residential condo on the fourth floor. Any change of use shall require a separate permit application for review and approval.</li> <li>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 01/28/2016	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</li> <li>2) A State Fire Marshal permit is required for this project. An electronic copy of this permit shall be submitted to the Inspections Division.</li> <li>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>4) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.</li> <li>5) 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.</li> <li>6) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.</li> </ol>				

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