

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

JB BROWN & SONS

Located at

22 FREE ST (20 Free St)

PERMIT ID: 2017-00489

ISSUE DATE: 06/13/2017

CBL: 038 A005001

has permission to **Ground floor office space change of use to retail. Demolition of interior partitions 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 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/ 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

retail

Building Inspections

Use Group: M

Type: 3B

Mercantile

Occupant Load = 53

NFPA 13 sprinkler system

First Floor #20

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2017-00489

Located at: 22 FREE ST (20 Free St)

CBL: 038 A005001

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:

Certificate of Occupancy/Final Inspection

Final - Fire

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: 2017-00489	Date Applied For: 04/12/2017	CBL: 038 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail	Proposed Project Description: Ground floor office space change of use to retail. Demolition of interior partitions only.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 05/23/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) No exterior alterations are approved with this permit. If any exterior work is planned, including but not limited to signs, lighting, doors, windows, masonry, trim, venting, mechanicals, etc., it must be reviewed and approved prior to starting the work.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/22/2017				
Note: B-3, PAD				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit is approving interior work only. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
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) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 06/12/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating without permits or approvals. A separate permit is required for fit-up alterations.				
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.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 05/19/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
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 874-8801.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 06/12/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				