

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FIVE SOUTH STREET LLC

Located at

5 SOUTH ST

PERMIT ID: 2016-01053

ISSUE DATE: 07/22/2016

CBL: 038 E027001

has permission to **Construct a two-story storage room addition (8' by 14')**.

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/ Michael White

Fire Official

/s/ Laurie Leader

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/artist workshop
2nd floor - professional office

Building Inspections

Use Group: B **Type:** 5B
1st floor - retail/artist workshop
2nd floor - professional office
Occupant load = 23
Building is not sprinkled
ADDITION ONLY
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-01053

Located at: 5 SOUTH ST

CBL: 038 E027001

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
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: 2016-01053	Date Applied For: 04/29/2016	CBL: 038 E027001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail/artist workshop and professional offices		Proposed Project Description: Construct a two-story storage room addition (8' by 14').		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 06/07/2016
Note: B-3 zone Minimum height requirement of 35' within 50' of any street frontage. The closest point of the addition is 48' from South Street. Exception per §14-220(h)(4) - additions to buildings existing as of 6/4/07 provided that additions do not exceed 10% of building footprint existing on that date. Portion within 50' of street meets this provision.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) 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: Laurie Leader	Approval Date: 07/22/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) 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. 2) 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.				
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 05/27/2016
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 David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 06/07/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions: 1) All construction shall comply with City Code, Chapter 10. 2) If applicable, all outstanding code violations shall be corrected prior to final inspection. 3) All means of egress to remain accessible at all times. 4) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business Occupancies. 5) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). 6) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
Dept: DRC		Status: Not Applicable	Reviewer: Ann Machado	Approval Date: 07/22/2016
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				