

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BROWN J B & SONS

Located at
50 DANFORTH ST (52 & 54)

PERMIT ID: 2014-02307 **ISSUE DATE:** 03/09/2015 **CBL:** 040 C009001

has permission to **Change of Use from bakery with retail to a Media Studio with a Demonstration Kitchen and an event space, 52 & 54 Danforth St.**

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

52 - 54 Danforth - Media studio with demonstration kitchen and event space

Building Inspections

Use Group: A-3 **Type:** 5B
Reclassified
Assembly - Audio/Video production studio, Events
Occupant Load = 267 (Actual = 179)
Business - Mezzanine
NFPA 13 Sprinkler System
52-54 Danforth St.
MUBEC/IBC 2009

Fire Department

Classification:
Assembly
ENTIRE

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:

Site Meeting
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Fire - Change of Use Inspection

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: 2014-02307	Date Applied For: 10/03/2014	CBL: 040 C009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Media Studio with Demonstation Kitchen & event space - O'Maine Studios		Proposed Project Description: Change of Use from bakery with retail to a Media Studio with a Demonstration Kitchen and an event space, 52 & 54 Danforth St.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/08/2014		Note: B-3 Zone no parking required for a change of use. Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for any new signage.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 03/02/2015		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.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
5) Penetrations 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				
6) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Benjamin Pearson Approval Date: 11/03/2014		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
2) An automatic grease removal unit is required for the three-bay sink. Accepted models are: Highland Tank AGI-25, Goslyn GOS-80, or Thermaco W-250-IS				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messenger Approval Date: 03/09/2015		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All construction shall comply with City Code Chapter 10.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) 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.				
4) 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.				

PERMIT ID: 2014-02307

Located at: 50 DANFORTH ST (52 & 54)

CBL: 040 C009001

- 5) Combustible scenery of cloth or fil dry materials shall comply with NFPA 701.
Standard Methods of Fire tests for Flame Propagation of Textiles and Films.
- 6) Shall comply NFPA 101, Chapter 12, New Assembly Occupancies.