

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BAXTER PLACE LLC

Located at
305 COMMERCIAL ST

PERMIT ID: 2015-01811 ISSUE DATE: 08/27/2015 CBL: 040 F009001

has permission to **Interior renovations include adding a new conference room, making the existing bathroom ADA compliant, a new lighting plan and new outlets for the desks.**
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/ Craig Messinger

/s/ Jonathan 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

Building Inspections

Fire Department

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:

Close-in Plumbing/Framing

Electrical Close-in

Final 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: 2015-01811	Date Applied For: 07/28/2015	CBL: 040 F009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Office	Proposed Project Description: Interior renovations include adding a new conference room, making the existing bathroom ADA compliant, a new lighting plan and new outlets for the desks.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 08/18/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) No exterior alterations are approved with this permit. Any exterior work, including but not limited to doors, windows, trim, siding, masonry, ventilation, mechanicals, signage, lighting, etc. must be reviewed and approved prior to construction.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 08/03/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit approves interior work only.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 08/25/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				
2) 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.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Benjamin Pearson Approval Date: 08/10/2015				
Note:				Ok to Issue: <input 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: Craig Messinger Approval Date: 08/26/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies.				
2) 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.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) All construction shall comply with City Code Chapter 10.				
Dept: DRC Status: Not Applicable Reviewer: Philip DiPierro Approval Date: 08/10/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				