

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
LEARNINGWORKS

Located at
181 BRACKETT ST

PERMIT ID: 2015-01836 ISSUE DATE: 10/14/2015 CBL: 045 E038001

has permission to **Alterations to include exterior repairs, window and door replacement, masonry repointing, roofing replacement, ramp reconstruction, and replacement of some interior finishes in the lobby.**

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/ Tammy Munson

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:

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical - Commercial

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: 2015-01836	Date Applied For: 07/30/2015	CBL: 045 E038001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Non-profit organization, office, classroom, workshop ("Learningworks")		Proposed Project Description: Alterations to include exterior repairs, window and door replacement, masonry repointing, roofing replacement, ramp reconstruction, and replacement of some interior finishes in the lobby.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/14/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Signage and exterior lighting are to be reviewed separately.				
2) Historic preservation staff is to meet on site with architects and applicants to review and approve color choices for paint and clad windows.				
3) All renovation work is to be consistent with Historic Preservation Board conditions of approval, dated 4/15/15, and with Maine Historic Preservation Commission conditions dated 5/29/15.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/24/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-1 zone				
Learningworks (offices/classrooms) use OK per discussion w/ Ann Machado. No expansion of footprint. Existing rear setback 0' is nonconforming 910' required)				
Conditions:				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
2) Separate permits shall be required for any new signage.				
3) 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: Tammy Munson	Approval Date: 10/05/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6				
3) 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: Benjamin Pearson	Approval Date: 08/11/2015	Ok to Issue: <input type="checkbox"/>
Note:				
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: 10/06/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies.				

PERMIT ID: 2015-01836

Located at: 181 BRACKETT ST

CBL: 045 E038001

- 2) All outstanding code violations shall be corrected prior to final inspection.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) All construction shall comply with City Code Chapter 10.