

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BAYSIDE MAINE LLC

Located at
645 CONGRESS ST (643)

PERMIT ID: 2014-00923 **ISSUE DATE:** 06/16/2014 **CBL:** 046 D022001

has permission to **Expansion of the existing art therapy studio area from the 1st floor to the tenant space below. Construction of a communicating stair between the two floors** 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/ 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, restaurant & art gallery & art therapy studio (Momentum Health) on 1st floor with 56 apartments above & art therapy studio in basement (Momentum Health)

Building Inspections

Use Group: B **Type:** 3B
Business - Art Gallery/Therapy Studio
Occ Load = 35 (25 actual)
NFPA 13 System (Required)
643, 1st Fl & Basement
MUBEC/IBC 2009

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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/ Temporary

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: 2014-00923	Date Applied For: 05/02/2014	CBL: 046 D022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Expansion of 1st floor - Art gallery & art therapy studio to basement area directly below		Proposed Project Description: Expansion of the existing art therapy studio area from the 1st floor to the tenant space below. Construction of a communicating stair between the two floors		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 06/16/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approve with this permit. Any exterior alterations must be reviewed under a separate application.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/11/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/12/2014	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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
3) 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				
4) 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: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 06/16/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Application requires State Fire Marshal approval.				
2) All means of egress to remain accessible at all times.				
3) 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.				
4) All construction shall comply with City Code Chapter 10.				
5) Shall comply with NFPA 101, Chapter 38, New Business Occupancies				