

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

43 ELMWOOD LLC

Located at

785 CONGRESS ST

PERMIT ID: 2017-00076

ISSUE DATE: 03/23/2017

CBL: 047 A014001

has permission to **Renovate storefront façade**

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 closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

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
Upper stories - 5 dwelling units

Building Inspections

Use Group: B/R-2 **Type:** 5B
1st floor - retail
Upper stories - 5 dwelling units
STOREFRONT ONLY
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2017-00076

Located at: 785 CONGRESS ST

CBL: 047 A014001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final - HP

Framing Only

Electrical Close-in

Final - Fire

Final - Electric

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00076	Date Applied For: 01/18/2017	CBL: 047 A014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: First floor - retail, upper stories - 5 dwelling units		Proposed Project Description: Renovate storefront façade		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/16/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Contractor shall contact HP staff for final inspection when work is completed, and during construction should any unanticipated circumstances arise.				
2) Storefront alterations shall conform to HP approval dated 11/28/17.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/10/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This property shall remain a first floor retail unit, and five dwelling units in the upper stories. Any change of use shall require a separate permit application for review and approval.				
3) Separate permits shall be required for any new signage.				
4) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint only.				
5) 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: 03/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4				
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) 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: Rachel Smith	Approval Date: 02/03/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 207-874-8801.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/22/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.				

