

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

737 CONGRESS ST ASSOC LLC

**Located at**

737 CONGRESS ST

**PERMIT ID:** 2014-02785

**ISSUE DATE:** 02/17/2015

**CBL:** 047 A022001

has permission to **Restoration and reconstruction of the two (2) adjacent storefronts along Congress 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 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/ Benjamin Wallace Jr.*

**Fire Official**

*/s/ Jeanie Bourke*

**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 and offices & two dwelling units on the 2nd floor

***Building Inspections***

**Use Group:** M/B      **Type:** 5B  
Mercantile & Business  
Front Façade/Entries  
MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Framing Only

Electrical Close-in

Final Inspection

Final - HP

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-02785	<b>Date Applied For:</b> 12/02/2014	<b>CBL:</b> 047 A022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Retail and offices with two dwelling uniits on the 2nd floor		<b>Proposed Project Description:</b> Restoration and reconstruction of the two (2) adjacent storefronts along Congress St.		
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 12/04/2014		<b>Note:</b> Approved with conditions by HP Board on 10/9/13. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Top rail is to be Brosco CE201 shaped rail or equivalent - Not wider than 3.25". No additional graspable hand rail will be required if this type of top rail is used.</li> <li>2) The stair hand rail is to meet the top newell post at approximately the same height as the landing guard rail.</li> <li>3) Guardrail on landing is to be no higher than 36" above deck.</li> <li>4) A small sign documenting the original location of the front doors to be installed on the interior, next to the doors.</li> <li>5) Any exterior lighting or signage to be reviewed and approved by historic preservation staff.</li> <li>6) All work to be in accordance with plans approved by Historic Preservation Board on October 9, 2013. Any deviations from approved plans must be reviewed and approved prior to construction.</li> <li>7) Newel dimension is understood to be not less than 5" square.</li> </ol>				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 12/03/2014		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that all the work is taking place within the existing footprint.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> </ol>				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 02/13/2015		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) The framing details for the façade shall be submitted to this office if modifications are made to the existing load carrying beams and supports.</li> <li>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.</li> <li>3) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36", handrail height a minimum of 34" and a maximum of 38", or combination guard/handrail.</li> <li>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.</li> </ol>				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Benjamin Wallace Jr. <b>Approval Date:</b> 12/31/2014		<b>Note:</b> Historic District provisions apply: 36" gaurds. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) All construction shall comply with City Code Chapter 10.</li> <li>2) This permit does not approve any change of occupancy.</li> </ol>				

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3) Travel distance, common path, and dead end limitations shall be in conformance with the Life Safety Code.