

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
UNIVERSITY OF MAINE

Located at
232 DEERING AVE

PERMIT ID: 2017-00096 ISSUE DATE: 03/21/2017 CBL: 051 E001001

has permission to **Change of use of a small portion of second floor of law library to a café. Remove water fountain & flooring. Installation of new flooring, paint, plumbing & electrical components, and millwork.**

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

/s/ Brian Stephens

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

University (accessory/incidental use of a portion of 2nd floor of law library as a café)

Building Inspections

Use Group: B/A-3 **Type:** 2
Business- University
Assembly- Library
Occupant Load- Existing
Non-Sprinkled
2nd Floor
MUBEC/IBC-2009

Fire Department

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:

Plumbing Rough Commercial
Electrical - Commercial
Final - Commercial
Final - Fire

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: 2017-00096	Date Applied For: 01/23/2017	CBL: 051 E001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: University - USM Law School (convert portion of second floor of law library to café)		Proposed Project Description: Change of use of a small portion of second floor of law library to a café. Remove water fountain & flooring. Installation of new flooring, paint, plumbing & electrical components, and millwork.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/10/2017		Note: Café is allowed as incidental/accessory use to university use. Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
2) 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: Brian Stephens Approval Date: 03/21/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
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) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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: 01/26/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
2) 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: 03/10/2017		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) There shall be a fire extinguisher within a 30' travel distance from the café.				
2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapters # 43 & 15 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4). All means of egress to remain accessible at all times.				