

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
58 PINE STREET LLC

Located at
56 PINE ST

PERMIT ID: 2017-00426 ISSUE DATE: 04/20/2017 CBL: 056 C005001

has permission to **Amendment to BP 2017-00033. Replacing existing 2nd floor deck and stairs, updating front façade of building with new windows and paneling, replacing rubber roof under deck and middle roof shingles.**

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/ 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

1st floor: Restaurant; 2nd floor rear; accessory offices, 2nd floor front; 2 dwelling units

Building Inspections

Use Group: A-2 & R-3 **Type:** 5B
Assembly - restaurant, basement storage
Occupant Load = 80
Mixed use 2 residential units and office above
Nonsprinkled
Exterior 1st & 2nd floors
MUBEC/IBC 2009

Fire Department

Classification:
Assembly / Residential
ENTIRE
NFPA 101

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:

Framing Only

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: 2017-00426	Date Applied For: 04/04/2017	CBL: 056 C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor: Restaurant; 2nd floor rear; accessory offices, 2nd floor front; 2 dwelling units		Proposed Project Description: Amendment to BP 2017-00033. Replacing existing 2nd floor deck and stairs, updating front façade of building with new windows and paneling, replacing rubber roof under deck and middle roof shingle		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/20/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) HP staff understands that storefront bulkhead (below the windows) is to be restored to a paneled design to resemble a traditional storefront, with a frame and moulding surrounding panels. 2) Windows to be installed on the west side wall are to align with the transom windows above the storefront, and have the same size and configuration. 3) HP staff understands that a continuous, graspable handrail is to be installed on one side of the stairs, and shall be painted. 4) Guard rails on roof deck, landing and stairs is to be a traditional railing system, with a shaped top rail, square 2x2 balusters, and bottom rail (preferably beveled to shed water.) All components are to be painted or stained with a solid coating. 5) Slatted enclosed area below landing and exterior stairs is to be installed to screen mechanical installation, and is to be painted wood with trim framing the slats on all sides. 6) Entire deck and rail system, including framed, slatted enclosure beneath the stairs shall be painted or stained with a solid, opaque coating, no later than 10/15/17. 7) Large storefront glass panels are to be replaced, without altering the appearance of surrounding trim which is to be restored or replaced in kind. 				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 04/06/2017	
Note: B-1 zone Replacement stairs: No minimum front setback Rear setback 10' - stairs >70' scaled - OK No minimum side setback No change in impervious surface area		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) .All conditions from previous permits for this project are still in effect with the issuance of this permit. 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: Jeanie Bourke	Approval Date: 04/19/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Approval is based on comments received from the contractor for code compliance and is included in the City of Portland stamped documents. 2) The slated enclosure under the exterior stair is not considered usable space, storage is not permitted. Access to this area shall be controlled by the owner. 3) .All conditions from previous permits for this project are still in effect with the issuance of this permit. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 04/12/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

- 1) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
- 2) All Conditions from permit 2017-00033 still apply