

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

M A C REALTY LLC

**Located at**

971 CONGRESS ST (unit 2 - rear)

**PERMIT ID:** 2018-00194

**ISSUE DATE:** 11/20/2018

**CBL:** 065 A013001

has permission to **Reconfigure egress stairs, install new interior windows & doors, non-load bearing walls, drywall.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Jason Grant

**Fire Official**

/s/ Brian Stephens

**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***

unit 2 (rear) - studio for artists & craftspeople

***Building Inspections***

**Use Group:** F-1      **Type:** 2B  
Factory - Industrial Studio Space (no open flame)  
Occupant Load = 49  
Non-Sprinkled  
Unit 2 (rear)  
MUBEC/IBC-2015

***Fire Department***

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

Close-in Plumbing/Framing w/Fire & Draft Stopping

Final - Electric

Electrical Close-in w/Fire & Draftstopping

Final - Fire

Certificate of Occupancy/Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2018-00194	<b>Date Applied For:</b> 02/13/2018	<b>CBL:</b> 065 A013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of Use (higher hazard) - studios for artists & craftspeople (Open Bench Project)		<b>Proposed Project Description:</b> Reconfigure egress stairs, install new interior windows & doors, no load bearing walls, drywall.		
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 02/20/2018</p> <p><b>Note:</b> B-2      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>- use as studios for artists and craftspeople approved under permit 21017-01108. - all interior work</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.</li> <li>2) The use of unit 2 shall remain as artist studios for artists and craftspeople. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<p><b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Brian Stephens      <b>Approval Date:</b> 11/19/2018</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4</li> <li>2) 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> <li>3) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.</li> <li>4) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> <li>5) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.</li> <li>6) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6</li> <li>7) 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>8) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.</li> <li>9) Penetrations of ducts in fire resistant assemblies without dampers shall be protected per IBC Sec. 713. Ducts that are protected with dampers shall also comply with Sec. 716, and shall be installed in accordance with their listing.</li> <li>10) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.</li> </ol>				
<p><b>Dept:</b> Engineering DPS <b>Status:</b> Not Applicable      <b>Reviewer:</b> Benjamin Pearson      <b>Approval Date:</b> 02/20/2018</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>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 874-8801.</li> </ol>				

**PERMIT ID:** 2018-00194

**Located at:** 971 CONGRESS ST (unit 2 - rear)

**CBL:** 065 A013001

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Jason Grant

**Approval Date:** 11/19/2018

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
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.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.