

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
1006 CONGRESS LLC

Located at  
1006 CONGRESS ST

PERMIT ID: 2017-01790      ISSUE DATE: 12/13/2017      CBL: 076 A022001

has permission to **interior demo of non-structural interior partitions and finishes. Demo exterior ramp & part of existing exterior porch maintaining part of the rear porch to access the door. Replace and repair of existing doors and windows. Replacement of roofing.**

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***

vacant (use to be established on future permit)

***Building Inspections***

**Use Group:**      **Type:**  
Vacant (use to be established on future permit)  
ENTIRE

***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:**

Framing Only

Final - Fire

Final Inspection

Final - Electric

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> 2017-01790	<b>Date Applied For:</b> 11/13/2017	<b>CBL:</b> 076 A022001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Vacant - to be established on future permit		<b>Proposed Project Description:</b> interior demo of non-structural interior partitions and finishes. Dem exterior ramp & part of existing exterior porch maintaining part of the rear porch to access the door. Replace and repair of existing doors and windows. Replacement of roofing.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/05/2017	
<b>Note:</b> I-L zone all interior and shell work		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is being issued with the understanding that this is approving interior demolition work only. A separate permit must be applied for in the future to fit up the space and establish the new use.				
2) This permit is being approved with the understanding that all the work is taking place within the existing footprint and shell.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 12/11/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Separate building permits are required for the commercial tenant spaces.				
2) 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.				
3) 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.				
4) This phased permit does not construe approval of compliant design requirements for all building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk with building operation and without assurance that a permit for additional work will be granted.				
5) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.				
6) Insulation shall be installed to the equivalent R-value and windows to the equivalent U-factor for climate zone 6 per the IECC Tables				
7) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional or in responsible charge or contractor. The work associated with these items shall not be performed prior to approval from the building official. This work includes, but is not limited to, any structural alterations.				
8) 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.				
9) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b>	<b>Approval Date:</b> 11/20/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input type="checkbox"/>		
<b>Conditions:</b>				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 12/13/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				

**PERMIT ID:** 2017-01790

**Located at:** 1006 CONGRESS ST

**CBL:** 076 A022001

- 1) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code  
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.
- 2) This permit has been approved as a vacant building only. Additional permit(s) shall determine the occupancy for the building at that time the building will be reevaluated to determine if any life safety systems, accessible means of egress and any other construction will be needed for the occupancy.