

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

WILLCO LLC

Located at

495 FOREST AVE

PERMIT ID: 2017-00386

ISSUE DATE: 06/20/2017

CBL: 127 A001001

has permission to **Interior tenant fit-up for a retail use with an associated mercantile storeroom and a small lounge. (Interior demolition has been completed under BP#2017-00506.)**

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/ Laurie Leader

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

wholesale distribution center with offices

Building Inspections

Use Group: M/B

Type: 5B

Business

Mercantile

Occupant load = 193

NFPA 13 Sprinkler System

ENTIRE

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:

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

Above Ceiling Inspection

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

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00386	Date Applied For: 03/23/2017	CBL: 127 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two tenant spaces. Front: "vanilla box" lease space, no tenant yet. Rear: wholesale distribution center with offices		Proposed Project Description: Interior tenant fit-up for a retail use with an associated mercantile storeroom and a small lounge. (Interior demolition has been completed under BP#2017-00506.)		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/30/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-2b zone Wholesale dist center approved by ZBA 3/2/17, no conditions. Must be less than 10,000 sf - space is 9,303 sf - OK Landscaping/site screening requirements of §14-526(b)(2) - this is conversion of an existing building rather than a new development. The layout of the existing rear parking/loading area is such that adding a screening fence or vegetation would not be feasible. No off-street parking required for changes of use <10,000 sf in the B-2b zone				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This is permit NOT approving a use for the front unit. A separate fit-up permit and Certificate of Occupancy shall be required before this unit may be occupied.				
3) The use of the rear unit shall remain a wholesale distribution center with offices. Any change of use shall require a separate permit application for review and approval.				
4) 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: Laurie Leader	Approval Date: 06/20/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
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) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4				
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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 03/28/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
2) -his approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the ats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works or any other reason than FOG, please contact				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 06/16/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				

- 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) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alterations.
- 4) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) 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.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
Emergency Lighting in accordance with section 7.9 shall be provided