

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

669 FOREST AVENUE LLC

Located at

669 FOREST AVE

PERMIT ID: 2015-02908

ISSUE DATE: 01/21/2016

CBL: 129 L001001

has permission to **Change of Use to convert to a salon/spa (first floor) and split second floor into two dwelling units. Interior renovations to both floors.**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
---	--

/s/ Craig Messinger

/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 personal services and two dwelling units on second floor

Building Inspections

Use Group: B & R-3 **Type:** 5B
Business - First Floor - Salon/Spa, 35 Occupants
Residential Two Family - Second Floor, 13 Occupants
Nonsprinkled
ENTIRE
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below 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 shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

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

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02908	Date Applied For: 12/03/2015	CBL: 129 L001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: First Floor - Personal services (Salon & Spa), Second Floor - two dwelling units		Proposed Project Description: Change of Use to convert to a salon/spa (first floor) and split second floor into two dwelling units. Interior renovations to both floors.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/18/2015
Note: B-2b zone Lot size 15,323 sf Changing <10,000 sf of non-residential use - do not need to provide parking. No reduction in parking proposed. Two dwelling units = 4 spaces required. There are 20 parking spaces on property.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This property shall remain a salon/spa and two dwelling units. Any change of use shall require a separate permit application for review and approval. 3) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 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: Jeanie Bourke	Approval Date: 01/21/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 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. 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods. 5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 6) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item. 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. 8) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition. 9) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2. 10) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. 				

Dept: Engineering DPS **Status:** Not Applicable **Reviewer:** **Approval Date:** 12/04/2015

Note: **Ok to Issue:**

Conditions:

- 1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 01/07/2016

Note: Doors between units are currently listed as 45 minute doors. Should be 1 hour doors between units. Architect was informed. **Ok to Issue:**

Conditions:

- 1) All outstanding code violations shall be corrected prior to final inspection.
- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 5) Current Fire Alarm system is required to be upgraded.
- 6) All means of egress to remain accessible at all times.
- 7) Shall comply with NFPA 101, Chapter 37, Existing Mercantile Occupancies.
- 8) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings.