

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LACHMAN DENIS J & KAREN J SMITH JTS

**Located at**

502 STEVENS AVE

**PERMIT ID:** 2017-01492

**ISSUE DATE:** 01/22/2018

**CBL:** 135 E009001

has permission to **Fit up 2 new tenant commercial spaces on 1st floor for first time occupancy including a commercial kitchen and prep areas, and bathrooms**

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/ Jeanie Bourke*

**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***

first floor - unit 1A retail establishment (9 seats or less); unit 1B vacant & unit 1C personal service (yoga & movement studio)

***Building Inspections***

**Use Group:** M & B    **Type:** 5B  
Mercantile - Unit 1A - café, occupant load = 17  
Vacant at this time - Unit 1B  
Business - Unit 1C - yoga studio, occupant load = 38  
NFPA 13 sprinkler system  
First Floor  
MUBEC/IBC 2009

***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

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final Inspection

Final - Electric

Final - Fire

Plumbing Under Slab

Final - DRC

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> 2017-01492	<b>Date Applied For:</b> 09/19/2017	<b>CBL:</b> 135 E009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> First floor - fit up for 2 tenant spaces - 1A - retail establishment (9 seats or less) and 1C - personal service (yoga & movement studio) (1B space not included at this time to remain vacant)	<b>Proposed Project Description:</b> Fit up 2 new tenant commercial spaces on 1st floor for first time occupancy including a commercial kitchen and prep areas, and bathrooms			
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 01/10/2018	
<b>Note:</b> B1b zone § 14-162(a)(2)(e) - retail establishment allowed § 14-162(a)(2)(c) - personal service (yoga & movememnt studio) Parking § 14-332(h) retail- no parking required if space < 2000 sf - OK § 14-332(j) - public building - needs one space per 400 sf of floor area - need two sapces - seven available based on Miscellaneous Appeal granted by ZBA on 11/16/17.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for any new signage.</li> <li>2) With the issuance of this permit and the certificate of occupancy, the use of the first floor shall remain as retail for unit 1A and personal service (yoga &amp; movement studio) for unit 1C. A separate permit must be applied for to establish the use of unit 1B. 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>				
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<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 01/18/2018	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Prior to occupancy all documentation shall be submitted as listed in the conditions of approval for the original building permit # 2017-00612.</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) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.</li> <li>4) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.</li> <li>5) 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>6) Approval of City license is subject to health inspections per the Food Code.</li> </ol>				
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<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 01/19/2018	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) A 25 gallon per minute passive unit is required to capture the three-bay sink. The unit should be made of plastic and fully pumped out monthly, at a minimum.</li> </ol>				
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<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 01/22/2018	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				

**PERMIT ID:** 2017-01492

**Located at:** 502 STEVENS AVE

**CBL:** 135 E009001

- 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.
- 2) This review has determined that your project requires fire alarm system. 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.
- 3) 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.  
Sprinkler system installation and or work shall comply with 2016 NFPA 13.
- 4) 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.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 6) Per 2009 NFPA 101 the occupancy load of Unit C shall be posted on a sign in a conspicuous place by the main entrance to the unit.