

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

502 DEERING CENTER LLC

**Located at**

502 STEVENS AVE (Unit 1B)

**PERMIT ID:** 2018-00166

**ISSUE DATE:** 04/20/2018

**CBL:** 135 E009001

has permission to **Phase 3 - Build-out of Space 1B from previously permitted vacant shell for an accessible Live/Work unit**

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*

*/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***

Unit 1B live/work

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Residential live/work accessible unit  
Occupant Load = 5  
NFPA 13 sprinkler system  
First floor - Unit 1B  
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:**

Plumbing Under Slab  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Certificate of Occupancy/Final Inspection  
Final - Fire

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> 2018-00166	<b>Date Applied For:</b> 02/06/2018	<b>CBL:</b> 135 E009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Unit 1B Live/work		<b>Proposed Project Description:</b> Phase 3 - Build-out of Space 1B from previously permitted vacant shell for an accessible Live/Work unit		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 04/19/2018
<b>Note:</b> B-1b lot size - 9643 sf under section 14-162(a)(1) - Residential uses, subsection (c) allows combined living working spaces located on the first floor within the commercial space along the principal street frontage. § 14-165 - Land area per dwelling unit requirement - 1,000 sf per unit in a mixed use building - 7 units - 7,000 sf required - OK  -Parking. New residential unit - 2 parking spaces required. - site plan approval - 10 spaces approved on site for five dwelling units & two approved off site for the sixth unit - need to provide two more spaces - going to the ZBA on 5/3/18 with a Miscellaneous appeal.				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This permit is being approved with the condition that the applicant receives approval by the Zoning Board of Appeals on May 3, 2018 for their Miscellaneous Appeal for the two required off-street parking spaces. If the appeal is not granted, any work related to this permit must stop until the applicant can provide two off-street parking spaces.				
2) Separate permits shall be required for any new signage.				
3) The use of this space (1B) shall remain live/work. 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 and documents submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspection		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 04/11/2018
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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.				
2) 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 prior to these inspections.				
3) 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> Benjamin Pearson	<b>Approval Date:</b> 02/12/2018
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
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.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 03/30/2018
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				

PERMIT ID: 2018-00166

Located at: 502 STEVENS AVE (Unit 1B)

CBL: 135 E009001

- 1) The live / work unit (B1) kitchen area and equipment shall only be used for residential purposes. Any proposed commercial cooking in the unit will require additional permits and review.
- 2) 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.

**Dept:** DRC

**Status:** Not Applicable

**Reviewer:** Jeanie Bourke

**Approval Date:** 04/06/2018

**Note:**

**Ok to Issue:**

**Conditions:**