

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MARDIGAN STEPHEN E

Located at
783 FOREST AVE

PERMIT ID: 2016-02570 **ISSUE DATE:** 11/14/2016 **CBL:** 137 C001001

has permission to **Change of use to used auto dealership - work includes adding door to the side of the building to create space for two vehicles (required by state) & adding a wall to separate garage and office areas.**

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 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/ Michael White

/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

Used Car Dealership

Building Inspections

Use Group: B **Type:** 5B
Business - Auto Sales
Occupant load = 7
Nonsprinkled
Ground Floor
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 are 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 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.**

REQUIRED INSPECTIONS:

Framing Only
Electrical Close-in
Certificate of Occupancy/Final
Final - Electric
Final - Fire
Final - DRC
Site VISIT

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: 2016-02570	Date Applied For: 09/30/2016	CBL: 137 C001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Used auto dealership	Proposed Project Description: Change of use to used auto dealership - work includes adding door to the side of the building to create space for two vehicles (required by state) & adding a wall to separate garage and office areas.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 10/13/2016				
Note: B-2 Zone Planning Board approved the use and site work on 9/13/16.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit is being issued with the condition that the applicant receive a second hand dealers license and the license from the state to sell used cars.				
2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain a used car dealership.				
3) 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: 11/08/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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) 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: 10/13/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Michael White Approval Date: 11/10/2016				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.				
2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).				
3) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5)				
4) All construction shall comply with 2009 NFPA 101, Chapter 37 Existing Mercantile Occupancies, Class C.				
5) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
6) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
7) All construction shall comply with City Code, Chapter 10.				

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 10/25/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
1) See site plan approval letter dated September 16, 2016 (site plan approved on September 13, 2016) for conditions of approval.			