

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MORRILL STREET ASSOCIATES /MR Brewer Fine  
Woodworking

**Located at**

57 BELL ST (83)

**PERMIT ID:** 2014-00280

**ISSUE DATE:** 06/25/2014

**CBL:** 150 B001001

has permission to **83 Bell St. - Change of use from Retail to Photo Studio in middle section - Demo walls in office area (right side), build new walls in warehouse area for photo studio**

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 clsoed-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***

83 Bell Street - photography studio & warehouse with offices

***Building Inspections***

**Use Group:** F-1, B, S- **Type:** 2B  
1  
Factory Industrial - Photo Studio  
Business Offices  
Storage - 1st Floor and Mezzanine  
#83 Bell  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Factory Industrial - Photo Studio  
Business Offices  
Storage - 1st Floor and Mezzanine  
ENTIRE  
MUBEC/IBC 2009

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

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-00280	<b>Date Applied For:</b> 02/11/2014	<b>CBL:</b> 150 B001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Photo Studio	<b>Proposed Project Description:</b> 83 Bell St. - Change of use from Retail to Photo Studio in middle section - Demo walls in office area (right side), build new walls in warehouse area for photo studio			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 02/19/2014 <b>Note:</b> Artist (Photography) studio is permitted use. <b>Ok to Issue:</b> <input checked="" type="checkbox"/> Plenty of parking on site (1920 sf / 200 - 10 spaces required) <b>Conditions:</b> 1) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/25/2014 <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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 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>THE WORK HAS BEEN COMPLETED PRIOR TO ISSUANCE OF THE PERMIT. INSPECTION AND CERTIFICATE OF OCCUPANCY IS REQUIRED, ADDITIONAL WORK AND/OR EXPOSURE OF WORK MAY BE REQUIRED FOR COMPLIANCE DETERMINATION.</b>				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 02/27/2014 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Shall comply with NFPA 101, chapter 37, Existing Mercantile Occupancies. 2) All construction shall comply with City Code Chapter 10. 3) All outstanding code violations shall be corrected prior to final inspection. 4) All means of egress to remain accessible at all times. 5) 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.				