Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/12/14

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that
A K LONGFELLOW LLC /Bayhill Building & Design

Located at
660 CONGRESS ST

PERMIT ID: 2013-00995 **ISSUE DATE:** 07/09/2013 **CBL:** 045 A001001

has permission to **Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II**

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/ Chris Pirone
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
Two commercial units with 7 dwelling units above

Building Inspections
Use Group: N/A **Type:** 3B
N/A on Phase 1 permit, to be established on Phase 2 Permit
ENTIRE
MUBEC/IBC 2009

Fire Department

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BUILDING PERMIT INSPECTION PROCEDURES

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

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:

Footings/Setbacks
Foundation/Rebar
Plumbing Only
Electrical - Commercial
Framing Only
Close-in Plumbing/Framing
Electrical Close-in

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.

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nd, Maine - Building or Use Permit

treet, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
2013-00995	05/17/2013	045 A001001

Change of use will be esatblished with next permit which will encompass Phase II

Proposed Project Description:
Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II

Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Deb Andrews **Approval Date:** 06/20/2013
Note: **Ok to Issue:** ☑
Conditions:
1) 1.A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2.If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3.For 2/2 replacement windows, muntins to measure 7/8" wide.
4.If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5.Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6.Any signage to be reviewed and approved by HP staff.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 05/28/2013
Note: **Ok to Issue:** ☑
Conditions:
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3) Thie current legal use of this property is two commercial units on the first floor and seven dwelling units above. Any change of use shall require a separate permit application for review and approval.
4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 07/09/2013
Note: **Ok to Issue:** ☑
Conditions:
1) A separate Phase 2 permit is required for the interior fit up, occupancy classification and separation details.
2) 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.
3) This phase 1 interior structural and exterior repair/replacement permit does not relieve compliant design requirements for building and life safety codes for the use and occupancy of the structure.
4) Permit 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.
5) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 06/02/2013
Note: **Ok to Issue:** ☐
Conditions:
1)
All construction shall comply with City Code Chapter 10.
http://www.portlandmaine.gov/citycode/chapter010.pdf