



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that

440 WESTERN AVENUE ASSOCIATES LLP

Located at

131 JOHNSON RD

PERMIT ID: 2015-01070

ISSUE DATE: 06/30/2015

CBL: 232 A005001

has permission to **Change of Use in the basement from Storage to a Martial Arts Studio - "Stone Coast Brazilian Jiu Jitsu LLC" - two rooms and two bathrooms totalling 1339 sf.**
No construction

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 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/ David Petrucci

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

part of basement - Health Club (Martial Arts)

Building Inspections

Use Group: A-3 **Type:** 5B
Assembly - Martial Arts studio
Total Occupant Load = 56
NFPA 13 Sprinkled
Two basement rooms
MUBEC/IBC 2009

Fire Department

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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 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:

Certificate of Occupancy/Final

Fire - Change of Use Inspection

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: 2015-01070	Date Applied For: 05/14/2015	CBL: 232 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor Professional Office (dentist) & retail (Boy Scouts), 2nd floor Professional office (dentist) - Basement two rooms for Martial Arts		Proposed Project Description: Change of Use in the basement from Storage to a Martial Arts Studio - "Stone Coast Brazilian Jiu Jitsu LLC" - two rooms and two bathrooms totalling 1339 sf. No construction		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/24/2015 Note: B-4 Health club is a permitted use Parking (public building) 1 space per 400 sf - 1339/400 = 3 spaces required. - 46 spaces on site total - OK Conditions: 1) Separate permits shall be required for any new signage.				
Dept: Building Inspection Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 06/24/2015 Note: 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 is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Benjamin Pearson Approval Date: 05/15/2015 Note: Conditions: 1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 06/29/2015 Note: Conditions: 1) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau. 2) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 3) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector. 4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 5) Any cutting and welding done will require a Hot Work Permit from Fire Department. 6) Emergency lights and exit signs are required. 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. 7) All means of egress to remain accessible at all times. 8) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.** **A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.**				

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- 9) A firefighter Building Marking Sign is required.
- 10 A separate 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.
- 11 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 12 Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 13 A separate 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.
- 14 Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 15 Application requires State Fire Marshal approval.
- 16 Fire extinguishers are required per NFPA 1.
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- 18 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 19 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 20 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 21 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 22 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 23 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 24 Construction or installation shall comply with City Code Chapter 10.
- 25 All means of egress to remain accessible at all times.
- 26 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 27 A firefighter Building Marking Sign is required.
- 28 Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 29 A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 30 Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 31 Application requires State Fire Marshal approval.
- 32 Construction or installation shall comply with City Code Chapter 10.
- 33 Emergency lights and exit signs are required. 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.