

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND PROPERTY HOLDINGS LLC

Located at

2282 CONGRESS ST

PERMIT ID: 2015-01646

ISSUE DATE: 09/25/2015

CBL: 237 A012001

has permission to **Build Convenience Store, a Gas Station (Major Auto Service Station) with 14 pumps, a farmstand & an ATM drive-thru**

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 cloed-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/ Laurie Leader

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

Convenience Store & Gas Station (Major Auto Service Station) with a Farmstand & an ATM drivethru

Building Inspections

Use Group: M **Type:** 5B
Mercantile
Occupant load = 131
No sprinkler system
ENTIRE
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 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:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01646	Date Applied For: 07/09/2015	CBL: 237 A012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Convenience Store & Gas Station (Major Auto Service Station)		Proposed Project Description: Build Convenience Store, a Gas Station (Major Auto Service Station) with 14 pumps, a farmstand & an ATM drive-thru		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/01/2015		Note: located in contract zone - C60 Ok to Issue: <input checked="" type="checkbox"/>		
Jean Fraser has done the review for zoning comparing it to the approved site plan. Jean confirms that the submitted items for BP review are the key elements of the site plan and are consistent with the approved site plan.				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) 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: Laurie Leader	Approval Date: 09/25/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
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.				
3) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program or testing standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items.				
4) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
5) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.				
6) 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.				
7) Guardrails are required for hatches and mechanical equipment on a roof within 10' of the edge per IBC Sec. 1013.5				
8) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 09/22/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Grease interceptor must be cleaned quarterly.				
2) Applicant must plumb all grease producing fixtures from kitchen area to grease interceptor. This includes item 58 (3 compartment sink), item 61 (mop sink), and item 12 (vegi sink). Item 11 may be plumbed to the grease interceptor but is not required. No sanitary discharge should be plumbed to the interceptor.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 08/31/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2015-01646

Located at: 2282 CONGRESS ST

CBL: 237 A012001

- 1) Application requires State Fire Marshal approval.
- 2) 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.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) Shall comply with NFPA 101, Chapter 36, New Mercantile Occupancies.
- 5) All construction shall comply with City Code Chapter 10.

Dept: DRC

Status: Approved w/Conditions

Reviewer: Philip DiPierro

Approval Date: 08/17/2015

Note:

Ok to Issue:

Conditions:

- 1) See ammended site plan approval letter dated November 12, 2014, site plan approval November 12, 2014, for conditions of approval.