

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MITCHCO PROPERTIES INC

Located at

140 RIVERSIDE ST

PERMIT ID: 2017-00020

ISSUE DATE: 02/28/2017

CBL: 267 A001001

has permission to **Change of use to add impound lot. No interior or exterior construction except adding a 6ft fence for impound lot area.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/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

Auto dealership, repair garage, and impound lot

Building Inspections

Use Group: B/S-1

Type:

Used Car Dealership, Auto repair and impound lot

ENTIRE

MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00020	Date Applied For: 01/05/2017	CBL: 267 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Auto dealership, repair garage, and impound lot	Proposed Project Description: Change of use to add impound lot. No interior or exterior construction except adding a 6ft fence for impound lot area.			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/03/2017</p> <p>Note: B-4 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Impound lots are an allowed use per §14-229.11(c)(11), provided it is at least 300' from residential zone or residential use. Lot is >1,000' from nearest res zone or bldg - OK Per e-mail from applicant, there will be no change in impervious area.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a car dealership, repair garage, and impound lot. Any change of use or addition of uses shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) This use must meet the off-street parking restrictions of Sec 14-335. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 02/08/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 				
<p>Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 01/09/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 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 207-874-8801 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 02/28/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) FD Rules 3. 6, Gates - Manual gates shall utilize Knox Padlocks for access. Electric gates shall utilize Knox Key Switch part number 3502; or where authorized by the Portland Fire Department a Click2Enter gate access system may be approved. 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 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). 				