

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LARSEN BERNARD N & DOROTHY A JTS

Located at

1576 FOREST AVE

PERMIT ID: 2016-02870

ISSUE DATE: 02/07/2017

CBL: 299 D001001

has permission to **Demo down to bare framing and complete renovations due to fire for the Moran's Market and apartments. Construct first floor cooler/bathroom addition and add two new dormers. Rebuild entry with steps off front and new handicapped ramp.**

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/ Greg Gilbert

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

1st floor retail, two DU's on second floor,
one DU on third floor

Building Inspections

Use Group: M/R-2 **Type:** 5B
3 Residential Units (2nd & 3rd floors)
Mercantile - Moran's Market (first
floor)
Occupant load -
Sprinkler System -
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Class C Mercantile
ENTIRE
NFPA 101 2009

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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Commercial
Fire Inspection
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: 2016-02870	Date Applied For: 11/14/2016	CBL: 299 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Retail on first floor, three DU's in upper stories		Proposed Project Description: Demo down to bare framing and complete renovations due to fire for the Moran's Market and apartments. Construct first floor cooler/bathroom addition and add two new dormers. Rebuild entry with steps off front and new handicapped ramp.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 01/26/2017	
Note: B-1 zone (small slice in rear R-3) Lot size 13,283 sf (no minimum required) No change of use proposed Nonconforming to side street setback Upper story expansion - use §14-436(b) - 80% of 3,962 sf (1st floor footprint) = 3,169 sf max expansion. Proposed dormer 684 sf - OK New first floor addition (cooler/bathroom) - no front or right side setback requirement, meets rear setback of 10' New handicapped ramp and stairs - no front or right side setback requirement, meets rear setback of 10' and side road setback 10'. Impervious area 90% = 11,954 sf max allowed, total existing & proposed approx 10,700 sf - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This property shall remain retail on the first floor and three dwelling units in the upper stories. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) 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: Greg Gilbert	Approval Date: 02/07/2017	
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				
1) 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5.				
2) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) Single Exits Occupancies shall comply with the occupant load and travel distance indicated in Table 1021.2 at all times.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 12/20/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant is required to maintain equipment by contracting with a third party for quarterly cleanings .				
2) Applicant to install grease control equipment with a capacity of no less than 35 gallons per minute. Equipment will capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases. This includes any 3-bay sinks, any dishwashing pre-rinse sinks and other sources of fats, oils and greases.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 02/07/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A separate Fire 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.				
2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers and 2009 NFPA 101, Chapter 9.7.4 Manual Extinguishing Equipment.				

- 3) The illumination of the means of egress (exit and emergency lights) shall be provided in accordance with sections 7.8 and 7.9 2009 NFPA 101.
- 4) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapter # 37,31 &43
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).