

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

3 BELFORT LLC

Located at

1576 FOREST AVE

PERMIT ID: 2017-00953

ISSUE DATE: 09/08/2017

CBL: 299 D001001

has permission to **Replace existing building signs with two new building signs (1 @ 4x15 and 1 @ 3x10). Refurbish freestanding sign with new sign and LED message board.**

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.

N/A

/s/ Michael Russell, MS, Director

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

Building Inspections

Fire Department

1st floor retail and 3 dwelling units in upper stories

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:

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: 2017-00953	Date Applied For: 06/15/2017	CBL: 299 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Retail 1st floor with three dwelling units in upper stories		Proposed Project Description: Replace existing building signs with two new building signs (1 @ 4x15 and 1 @ 3x10). Refurbish freestanding sign with new sign and LED message board.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/08/2017	
Note: B-1 zone, multi-tenant				Ok to Issue: <input checked="" type="checkbox"/>
<p>Freestanding sign - max allowed 32 sf in area and 16' in height - proposed is 56 sf and 15' in height. While this is over the square footage limit, a 1983 permit shows the sign. Will treat as existing nonconforming. The total sign area will be reduced from its current size of 62 sf.</p> <p>Building signs - allowed two signs: Forest Ave side - 73.5 sf max, proposed 60 sf - OK Belfort St side - 36.75 sf max, proposed 30 sf - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Any LED display SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced. 2) Signage and awning installations must comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code. 3) Separate permits are required for electrical installations. 4) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				