

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

TOPWATER PROPERTIES LLC

Located at

1816 FOREST AVE

PERMIT ID: 2015-02822

ISSUE DATE: 01/05/2016

CBL: 327 B007001

has permission to **Change of Use from a residential garage to an office (1,540 SF) - No construction activity.**

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/ Jeanie Bourke

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

Office (painting business) in garage

Building Inspections

Use Group: B/S-1 **Type:** 5B

Storage - paint supplies - 1st Floor

Business offices - 2nd Floor

Occupant Load = 12

Detached structure

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:

Certificate of Occupancy/Final

Final - Electric

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: 2015-02822	Date Applied For: 11/19/2015	CBL: 327 B007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Office (Painting Business)		Proposed Project Description: Change of Use from a residential garage to an office (1,540 SF) - N construction activity.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 12/08/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-2 zone Convert garage to office with 1,400 sf floor area Parking - 1 space/400 sf = 4 spaces req's, 6 spaces proposed - OK				
Conditions:				
1) This property shall remain an office. 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: Jeanie Bourke Approval Date: 12/18/2015		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Fire extinguishers shall be installed per IBC Sec. 906				
2) Flammable storage shall be in a listed and approved container[s]				
3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
Dept: Engineering DPS Status: Not Applicable Reviewer: Approval Date: 12/02/2015		Ok to Issue: <input checked="" type="checkbox"/>		
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: Craig Messinger Approval Date: 01/04/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Shall meet the requirements of 2009 NFPA 1 Fire Code.				