

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2016-00417	Date Applied For: 02/23/2016	CBL: 421 A004001
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Location of Construction: 197 Presumpscot St	Owner Name: MAINE YACHT CENTER LLC	Owner Address: 100 KENSINGTON ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Auto Repair/Sales ("Paul Pinkham Auto")	Proposed Project Description: Change of Use from Wholesale to Auto Repair/Sales for "Paul Pinkham Auto" - No structural activity.
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 03/10/2016

Note: I-M zone **Ok to Issue:**

Auto repair service allowed per §14-247(g)
 Off street parking - require 1 space/1,000 sf if over 3,000 sf floor area. Unit is 3,800 sf = 1 space required.
 Site has 20+ spaces for use of auto repair shop - OK
 § 14-249 allows retail as an ancillary use. See letter from applicant. The auto sales would be on-line brokering finding specific cars for customers which he would bring into the shop, fix up and the customer would come in to pick it up.

Conditions:

- 1) Separate permits shall be required for any new signage.
- 2) This unit shall remain auto repair with limited sale of a few used autos as an ancillary use to the auto repair. The cars being sold are pre-ordered by customers and not for sale to the public. Any change of use or addition of new uses to the unit shall require a separate permit application for review and approval.
- 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:** Laurie Leader **Approval Date:** 04/15/2016

Note: **Ok to Issue:**

Conditions:

- 1) 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.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Engineering DPS **Status:** Not Applicable **Reviewer:** Rachel Smith **Approval Date:** 02/29/2016

Note: **Ok to Issue:**

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:** David Petrucci **Approval Date:** 04/27/2016

Note: Did Eastern Fire evaluate based on mixed uses in the building? **Ok to Issue:**

Conditions:

- 1) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 2) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.
- 3) Sprinkler shall be serviced and maintained per NFPA 25

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- 4) Shall meet the requirements the most recent NFPA 30 Flammable and Combustible Liquids Code.
- 5) 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.
- 6) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 7) All outstanding code violations shall be corrected prior to final inspection.
- 8) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
- 9) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 10) Fire extinguishers are required per NFPA 1 Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1.