

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOX STREET LLC

Located at

131 WASHINGTON AVE

PERMIT ID: 2017-00089

ISSUE DATE: 02/01/2017

CBL: 012 P004001

has permission to **AMENDMENT to BP 2015-02465 - Fit up front building for use as grocery store (with prep kitchen) on 1st floor and office on 2nd floor.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ 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

Front - retail grocery on 1st floor, office on second floor
Rear - artist studios

Building Inspections

Use Group: B/M **Type:** 3B
Mercantile/Offices
Occupant load = 20
Building is not sprinkled
ELL AND MERCANTILE
MUBEC/IBC 2009

Fire Department

Classification:
Class C Mercantile
Front of building
NFPA 101 CH37

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2017-00089	Date Applied For: 01/20/2017	CBL: 012 P004001
Proposed Use: Artist studios (rear); retail grocery and office (front)		Proposed Project Description: AMENDMENT to BP 2015-02465 - Fit up front building for use as grocery store (with prep kitchen) on 1st floor and office on 2nd floor		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 01/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: Previous approval was gallery (retail) on first floor, grocery is still retail use				
Conditions:				
1) This property shall remain a retail grocery and office (front building) and artist studios (rear building). Any change of use or addition of new uses shall require a separate permit application for review and approval.				
2) If any customer seating is planned, there must be 9 or fewer seats to remain a retail use. More than 9 customer seats shall be considered a restaurant and would require separate review and approval.				
3) Separate permits shall be required for any new signage.				
4) 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: 01/23/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 01/23/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Regular maintenance of this equipment is required.				
2) Approval for a business license application requires inspection of installed grease control equipment. After installation, please contact the Department of Public Works at 874-8801 to schedule inspection.				
3) Applicant to install grease control unit with a minimum capacity of 25 gallons per minute or more. 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. It does not include dishwashers, vegetable wash sinks or hand wash sinks.				
Dept: Fire	Status: Approved w/Conditions	Reviewer:	Approval Date: 01/31/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).				
2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter # 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).				
3) Purposed future cooking range and exhaust hood system will need a new permit.				