

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CREIGHTON RICHARD G & RAYMOND H JR

Located at

121 WASHINGTON AVE

PERMIT ID: 2016-02958

ISSUE DATE: 03/22/2017

CBL: 012 P007001

has permission to **Change of use to add two restaurants, and a drinking establishment with retail - demo non-structural interior mezzanine, add 4 bathrooms and demising walls-construct ADA ramp & exterior deck, replace/add windows/doors. Tenant fit up on separate permits**

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/ 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

Two restaurants, drinking establishment with retail & warehouse

Building Inspections

Use Group: A-2,/M & S-2

Fire Department

Assemblies/ Mercantile
Storage
Total calculated occpant load = 248
NFPA 13 Sprinkler system
No Occpanty on this permit
ENTIRE
MUBEC/IBC 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:

Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Setbacks and Footings Prior to Pouring
Framing Only
Final - Commercial
Final - Electric

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: 2016-02958	Date Applied For: 12/07/2016	CBL: 012 P007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two restaurants and a drinking establishment with retail & warehouse		Proposed Project Description: Change of use to add two restaurants, and a drinking establishment with retail - demo non-structural interior mezzanine, add 4 bathrooms and demising walls-construct ADA ramp & exterior deck, replace/add windows/doors. Tenant fit up on separate permits		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/02/2017	
Note: B-2b Zone § 14-182 - (b)(5) restaurant; (b)(6) drinking establishment Change of use area is approximately 7973 sf - so does not trigger Level II site plan but needs administrative authorization for patio and ramp. Parking - section 14-332.1(d) Change of use of 10,000 sf in B2b zone for nonresidential uses need not provide parking - but can't reduce existing parking spaces if enough exists for the uses (6799.5/150 = 45 parking spaces for restaurant & drinking establishments) -		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as two restaurants, a bar with retail area and a warehouse. Any change of use shall require a separate permit application for review and approval.				
3) Separate permits shall be required for any new signage.				
4) This permit is being issued with the condition that the individual tenants will be applying for tenant fit up permits.				
5) This permit is being issued with the condition that under section 14-182(b)(5) the restaurants including the service of alcohol must close at 11pm.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/21/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
2) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
3) The distillery is not approved on this permit and no occupancy is allowed. Separate tenant fit up permits are required prior to the issuance of any Certificate of Occupancies.				
4) 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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 12/08/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant will ensure restaurant spaces have adequate grease control equipment with regular maintenance.				
Please contact Rachel Smith, Senior Water Resources Technician at rms@portlandmaine.gov or 874-8833 to determine what size and what would be needed in regards to the Fats, Oils, and Grease (FOG) Program.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 02/22/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2016-02958

Located at: 121 WASHINGTON AVE

CBL: 012 P007001

- 1) A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101
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).
All means of egress to remain accessible at all times.
- 3) Permitted is approved without the distillery operation.
- 4) The Fire Alarm installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine.
- 5) 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.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 7) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.