

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
REYNOLDS PLINY D

Located at
56 Washington Ave

PERMIT ID: 2015-01251 **ISSUE DATE:** 07/30/2015 **CBL:** 013 E007001

has permission to **Change of use from retail to restaurant and retail -Renovation of current space for use as a café (restaurant) & retail chocolate shop**

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 clsoed-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

1st floor - restaurant with retail component

Building Inspections

Use Group: B **Type:** 5B
Business - Café with retail, Occupant
Load = 40
Mixed use separated
First Floor
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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Fire - Change of Use Inspection

Final - Electric

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: 2015-01251	Date Applied For: 05/29/2015	CBL: 013 E007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant with retail component - Café & Retail Chocolate Shop, and 1 dwelling above		Proposed Project Description: Change of use from retail to restaurant and retail -Renovation of current space for use as a café (restaurant) & retail chocolate shop		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 07/17/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
2) 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: 07/30/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code or the State Dept. of Agriculture.				
2) 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.				
3) The tread depth for the step is required to be a minimum of 13" at the change of floor elevation, and one graspable handrail is required within 30" of the centerline of the normal path of travel on the stair per IBC Sec. 1003.5(2)				
4) Penetrations 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. The 2 hour joint system at the beam shall be per a listed design and shall be continuous.				
5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
6) 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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 06/16/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Previously met with applicant. Applicant to install a GB-50 with three-bay sink, pre-rinse sink, mop sink, and dishwasher plumbed to it. Applicant must have the unit fully pumped out quarterly.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 07/20/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Requires Hood Suppression permit				
2) Shall comply with NFPA 101, Chapter 38, New Business Occupancies.				
3) 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.				
4) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
5) All construction shall comply with City Code Chapter 10.				