

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COTTON STREET HOLDINGS LLC

Located at

59 WASHINGTON AVE

PERMIT ID: 2017-01602

ISSUE DATE: 11/30/2017

CBL: 013 I04301A

has permission to **Change of use from restaurant to restaurant with retail. Interior renovation includes putting up drywall.**

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/ Glenn Harmon

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

Retail and restaurant

Building Inspections

Use Group: A2/M **Type:** IIIB

Restaurant/retail

First floor partial

IBC 2009/MUBEC

Fire Department

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:

Certificate of Occupancy/Final Inspection
Electrical Close-in
Above Ceiling 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		Permit No: 2017-01602	Date Applied For: 10/12/2017	CBL: 013 I04301A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant & retail		Proposed Project Description: Change of use from restaurant to restaurant with retail. Interior renovation includes putting up drywall.		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/25/2017</p> <p>Note: B-4 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Retail component 504 sf - exempt from off-street parking requirements. Restaurant portion is not change-of-use.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This unit shall remain restaurant and retail. 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 approving interior work only. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Glenn Harmon Approval Date: 11/09/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 3) 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. 4) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8. 5) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017. 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. 				
<p>Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 10/18/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Applicant to maintain grease trap system at minimum on a quarterly basis unless otherwise approved. Please contact Rachel Smith at rms@portlandmaine.gov with any questions or concerns. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 11/30/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection. 				

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