

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DOBSON SHANE

Located at

189 CONGRESS ST

PERMIT ID: 2016-00368

ISSUE DATE: 03/25/2016

CBL: 013 M024001

has permission to **Renovations to include the replacement of rotted walls in the existing bathrooms and replacement of the bar top and floor (848 SF) for the "Munjoy Hill Tavern".**

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 cloed-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/ David Petruccelli

Fire Official

/s/ Tammy Munson

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 - bar/tavern

Building Inspections

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:

Framing Only

Final Inspection

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: 2016-00368	Date Applied For: 02/18/2016	CBL: 013 M024001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Bar/tavern ("Munjoy Hill Tavern")		Proposed Project Description: Renovations to include the replacement of rotted walls in the existing bathrooms and replacement of the bar top and floor (848 SF) for the "Munjoy Hill Tavern".		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/09/2016 Note: B-1 zone No change of use Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 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: Tammy Munson Approval Date: 03/11/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) This approves the repair/replacement of non-bearing walls only. They shall be replaced with a minimum of 2" x 4"-s 16"oc. 2) 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. 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.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 03/16/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) Applicant will install grease control equipment with a minimum capacity of 25 gallons per minute or more to capture grease laden waste from any kitchen fixtures containing fats, oils and grease. This includes 3-bay sink, dishwasher pre-rinse sink and other sources of fats, oils and grease. This does not include dishwashers, vegetable wash sinks or hand sinks. 2) Maintenance of grease control equipment is required on a monthly basis with full pump outs completed quarterly. Records of maintenance must be kept for a minimum of 3 years.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 03/23/2016 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions: 1) 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. 2) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station. 3) Shall meet the requirements of 2009 NFPA 1 Fire Code. 4) Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code. Boiler and Fuel-fired heater rooms serving more than a single dwelling unit requires 1 hour separation or sprinklers. 5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.				

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- 6) All outstanding code violations shall be corrected prior to final inspection.
- 7) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 8) Construction or installation shall comply with City Code Chapter 10.
- 9) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 10) A separate Non-Water Based Suppression System permit is required. This review does not include approval of the suppression system design or installation.
- 11) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12) Installation shall comply with City Code Chapter 10 and NFPA 96, Standard for ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 edition. A signed letter of certification is required.
- 13) Fire extinguishers are required per NFPA 1 Table 13.6.2.