

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

R & J PARTNERS LLC /TBA

Located at

88 CONGRESS ST (90)

PERMIT ID: 2013-02754

ISSUE DATE: 02/03/2014

CBL: 016 A006002

has permission to **Renovation of existing restaurant (#90) for new restaurant. Work is all interior. Hood and HVAC permits set up under 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 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

1story building with two uses:
#88 is a retail use
#90 is a restaurant use (8/16/07 appeal - 07-0868 permit

Building Inspections

Use Group: B **Type:** 3B
Restaurant with less than 50 occupants
Mixed Use Separated from 88
Congress Mercantile
No Sprinkler
No Fire Alarm
90 Congress St.
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

Electrical Close-in

Above Ceiling Inspection

Final - Commercial

Final - Electric

Final - Fire

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: 2013-02754	Date Applied For: 12/18/2013	CBL: 016 A006002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: #88 is Retail and #90 is a Restaurant	Proposed Project Description: Renovation of existing restaurant (#90) for new restaurant. Work is all interior. Hood and HVAC permits set up under separate permits			
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/23/2013	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Please check with the City Clerk's office for the required licenses.				
2) Please note that the original restaurant use was approved by the Zoning Board of Appeals under a conditional use appeal on 8/16/07. A subsequent permit was issued under permit #07-0868. ALL restaurant conditional use requirements SHALL be met for the continued restaurant use. Any violations may result in the loss of the restaurant use.				
3) Separate permits shall be required for any new signage.				
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Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/03/2014	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.				
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.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 01/04/2014	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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.				