

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PEARL PROPERTIES LLC /Owner

Located at

61 INDIA ST (Unit 5 & 7)

PERMIT ID: 2013-01215

ISSUE DATE: 01/09/2014

CBL: 020 E021001

has permission to **Add a 3rd story room above the existing 2nd flr office space at Ell portion of building. Application revised 12/10 to include rebuild of side entry porch in the same footprint at 1st flr, renovations of 1st floor Ell and rear retail for a new restaurant**

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/ Chris Pirone

/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

Front building:1st floor= retail and office space and two DU on 2nd & 3rd floors
Ell: 1st floor into back building = Restaurant, 2nd & 3rd flrs= Offices.
Back building 1st flr = Restaurant with 2nd floor offices and 1 apt on 3rd & 4th floor combined

Building Inspections

Use Group: M, B & R **Type:** 5A
Business - Ell: 1st Floor into Back Building - Restaurant with < 50 Occupants, 2nd & 3rd Floors - Engineers Office
Mixed Use Separated
NFPA 13 Sprinkled in portions of the Ell & Back Building, Front Building
Mercantile & Residential not Sprinkled

Fire Department

Classification:
Business/Class C
Mercantile/Residential
ENTIRE
NFPA 2009

MUBEC/IBC 2009

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:

Footings/Setbacks
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
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: 2013-01215	Date Applied For: 06/12/2013	CBL: 020 E021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: FRONT bldg: 1st flr retail and offices with 2 DU on 2nd & 3rd flrs., C of U for 1st floor Ell & Rear to a Restaurant, 2nd Floor Ell Office and new 3rd floor office space BACK bldg: 1st flr is retail; 2nd flr is offices; 3rd & 4th floor combined is 1 DU		Proposed Project Description: Add a 3rd story room above the existing 2nd flr office space at Ell portion of building. Application revised 12/10 to include rebuild of side entry porch in the same footprint at 1st flr, renovations of 1st floor Ell and rear retail for a new restaurant		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/23/2013	Ok to Issue: <input checked="" type="checkbox"/>
Note: WAIT for site plan approval - site plan signed off on 6/24/13				
Conditions:				
1) This permit is being approved on the basis of plans submitted and subsequent phone call. Any deviations shall require a separate approval before starting that work.				
2) It is understood that the new upward expansion is not a separate use, but part of the office use already established.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/08/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
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) 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				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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.				
6) 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.				
7) This permit approves the installation of one bathroom for use by customers and employees as per the State Statute allowance for an eating establishment with a total seating capacity maximum of 40.				
8) 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.				
9) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 01/08/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
2) 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.				

- 3) The sprinkler system shall be installed in accordance with NFPA 13.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 4) All new smoke detectors and smoke alarms shall be photoelectric.
- 5) A separate 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.
- 6) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
- 7) All outstanding code violations shall be corrected prior to final inspection.
- 8) Street addresses shall be marked on the structure as well as Suite designations.
- 9) Shall comply with 2009 NFPA 101 Non-Separated Mixed Use Chapter 39 Existing Business Occupancies on Floors 2&3 and Chapter 36 New Mercantile Occupancy Floor 1 and chapter 31 Existing Apartment Buildings Floors 1,2 &3.
- 10 Any cutting and welding done will require a Hot Work Permit from Fire Department.