

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EIGHT MIDDLE LAND COMPANY LLC

Located at

8 MIDDLE ST (#16)

PERMIT ID: 2017-00589

ISSUE DATE: 07/20/2017

CBL: 020 F002001

has permission to **Interior fitup for new restaurant 1st Floor**

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/ Laurie Leader

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

restaurant

Building Inspections

Use Group: A-2 **Type:** 2B

Restaurant
Occupant load = 88
Building is sprinkled
FIRST FLOOR ONLY
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2017-00589

Located at: 8 MIDDLE ST (#16)

CBL: 020 F002001

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:

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

Above Ceiling Inspection

Electrical Close-in

Final - Fire

Final - Fire

Certificate of Occupancy/Final 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: 2017-00589	Date Applied For: 04/25/2017	CBL: 020 F002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st Floor left - restaurant - "Benkay"	Proposed Project Description: Interior fitup for new restaurant 1st Floor			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 06/06/2017</p> <p>Note: IS-FBC zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Restaurant allowed use Off-street parking - none was required at the time of development (was B-5b zone), the landlord nevertheless secured 140 spaces in the adjacent Ocean Gateway Garage. Benkay has rights to 22 spaces in the garage under the master lease for the building.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) The use of this unit shall remain a restaurant. Any change of use or addition of new uses shall require a separate permit application for review and approval. 3) 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: Laurie Leader Approval Date: 07/10/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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. 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) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. 4) Approval of City license is subject to health inspections per the Food Code. 				
<p>Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 06/01/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This location has a 1000 gallon exterior trap installed. Applicant required to maintain trap on a regular basis. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 07/19/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. Sprinkler system installation shall comply with 2016 NFPA 13. 2) A separate City of Portland 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. 3) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box. 				

