

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

223 CUMBERLAND AVENUE LLC

Located at

223 CUMBERLAND AVE

PERMIT ID: 2016-01857

ISSUE DATE: 08/25/2016

CBL: 026 0010001

has permission to **Change of Use from retail to coffee shop and for the construction of a counter and wall for the rear area (600 SF) for "Coffee Me Up"**

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 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/ Michael White

/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

coffee shop (restaurant greater than 10 seats)

Building Inspections

Use Group: B

Type: 5B

Coffee Shop

Occupant load = 17

Building is sprinkled

ENTIRE

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-01857

Located at: 223 CUMBERLAND AVE

CBL: 026 0010001

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 are 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 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.**

REQUIRED INSPECTIONS:

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final

Final - Fire

Final - Electric

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: 2016-01857	Date Applied For: 07/15/2016	CBL: 026 0010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Coffee Shop (restaurant)		Proposed Project Description: Change of Use from retail to coffee shop and for the construction of a counter and wall for the rear area (600 SF) for "Coffee Me Up"		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 08/16/2016
Note: B-2 zone Must close 11 PM Calculate 367 sq ft of public floor area = 3 parking spaces needed. Landlord will lease up to 4 spaces to tenant.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) All requirements of the B-2 zone must be followed, including the requirement that coffee shop shuts for business no later than 11 PM. 3) Prior to issuance of the Certificate of Occupancy, the applicant shall submit an executed lease showing that the applicant has the exclusive right to at least three (3) off-street parking spaces. 4) 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: Laurie Leader	Approval Date: 08/25/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) 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 the kitchen/bar design compliance prior to commencing work in earnest. 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 of City license is subject to health inspections per the Food Code. 4) 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. 				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 08/03/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Inspection of installed grease trap is required. Once installed, contact the Department of Public Works at 207-874-8801 to schedule an inspection. 2) Applicant will install a grease trap with a capacity of 25 gallons per minute or more. The grease trap will capture all grease laden waste from kitchen, through the 3-bay sink, dishwasher pre-rinse sink and other areas where grease laden waste will exit through plumbing. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 08/15/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1). 2) All construction shall comply with City Code, Chapter 10. 				

- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with 2009 NFPA 101, Chapter 37 Existing Mercantile Occupancies.
- 5) All means of egress to remain accessible at all times.
- 6) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.