

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BUDDE SCOTT & CHARLOTTE F COLE JTS/Lisa
Vaccaro

Located at

28 MONUMENT SQ

PERMIT ID: 2014-00940

ISSUE DATE: 08/07/2014

CBL: 027 F002001

has permission to **Building a retail stall to bake and sell cupcakes on 2nd 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 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

Basement, 1st & 2nd floors = Public Market
3rd & 4th floors are two residential condos
total

Building Inspections

Use Group: M & R-3 **Type:** 3B
Mercantile - Public Market,
Basement - commercial kitchen and
storage, 1st & 2nd Flrs. Retail food
vendors
Residential Single Family Condos - 2
Units
NFPA 13 System (required)
2nd floor vendor
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2014-00940

Located at: 28 MONUMENT SQ

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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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

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: 2014-00940	Date Applied For: 05/06/2014	CBL: 027 F002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: basement 1st & 2nd floors are the Public Market; 3rd & 4th floors are two residential condos total; to have a stall to bake & sell cupcakes on 2nd floor		Proposed Project Description: Building a retail stall to bake and sell cupcakes on 2nd floor		
Dept: Historic	Status: Not Applicable	Reviewer: Robert Wiener	Approval Date: 06/12/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note: 6-11-14: RW emailed contact to ask about any exterior alterations. 6-12-14 HP staff understands that no exterior alterations are proposed with this application.				
Conditions:				
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/15/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/19/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
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 kitchen 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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. A Commercial kitchen exhaust hood may be required per NFPA 96, separate permit required to install.				
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.				
7) The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2009 code. A grease interceptor is required.				
Dept: Engineering DPS	Status: Approved	Reviewer: Benjamin Pearson	Approval Date: 07/03/2014	Ok to Issue: <input type="checkbox"/>
Note:				
Conditions:				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messenger	Approval Date: 08/06/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with City Code Chapter 10.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) Shall comply with NFPA 101, Chapter 37 Existing Mercantile Occupancies.				