

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

TEDLUM ASSOCIATES LLC

Located at

121 CENTER ST

PERMIT ID: 2016-01686

ISSUE DATE: 08/04/2016

CBL: 027 F009001

has permission to **Renovations of the existing bar and lounge, including new bathrooms & demolition of right side of building. New 5,445 Sq. Ft. two story addition w/basement to be a concert hall with balcony seating, stage, bathrooms, bars and back of house areas**

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/ 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

Bar & Night Club

Building Inspections

Use Group: A-1 & A-2 Type: 5B

Assembly - Hall, Occ Load = First Floor-641, Balcony-299

Assembly - Sports Bar & Lounge areas, Occ Load = 368

Total Occupant Load = 1,469

NFPA 13 sprinkler system

ENTIRE

MUBEC/IBC 2009

Fire Department

Classification:

Assembly

ENTIRE

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:

Grease Trap
Setbacks and Footings Prior to Pouring
Foundation/Rebar
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
Final - Commercial
Final - DRC
Site VISIT
Pre-Demolition Inspection

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.

PERMIT ID: 2016-01686

Located at: 121 CENTER ST

CBL: 027 F009001

City of Portland, Maine - Building or Use Permit		Permit No: 2016-01686	Date Applied For: 06/24/2016	CBL: 027 F009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Sports bar, lounge and concert hall ("ASYLUM")		Proposed Project Description: Renovations of the existing bar and lounge, including new bathrooms & demolition of right side of building. New 5,445 Sq. Ft. two story addition w/basement to be a concert hall with balcony seating, stage, bathrooms, bars and back of house areas		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 07/05/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Final signage proposal to be reviewed and approved separately.				
2) All construction details to be consistent with plans and specifications approved by the Historic Preservation Board on 5/4/16.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Barbara Barhydt	Approval Date: 07/28/2016	
Note: Use: Restaurant, drinking establishment, performance hall		Ok to Issue: <input checked="" type="checkbox"/>		
located in PAD district along Free Street. This frontage is unique because the internal elevation of the basement and first floor do not line up with the street level of the building along Free Street. Working with Historic Preservation, the façade along Free Street is becoming more engaging to the public even though the majority of the changes are not right at the street level, and what is proposed is more in line with the PAD requirements than the existing façade.				
Conditions:				
1) A certificate of occupancy cannot be issued until the applicant has submitted documentation of control of off-site parking spaces either by ownership or lease with a term of not less than five (5) years with an option to renew for a minimum of 60 spaces.				
2) The area at the rear of the building should be striped for no parking based upon the fact that there will be the transformer and insufficient room for a vehicle.				
Dept: Building Inspection	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 08/02/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.				
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) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.				
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 the kitchen/bar design compliance prior to commencing work in earnest.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) This permit allows the construction to be phased in order to allow the existing bar and lounge to remain open while the addition is being completed. Prior to occupancy of these portions of the building, final inspections are required for compliance and approval to do so.				
7) 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.				

Dept: Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 07/06/2016

Note: **Ok to Issue:**

Conditions:

- 1) Inspection of installed GB250 is required. Please contact Rachel Smith, Senior Water Resources Technician at 874-8833 or rms@portlandmaine.gov to schedule inspection.
- 2) Applicant will install a Schier GB250 capturing grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases(FOG).
- 3) GB250 requires full pump outs on a quarterly basis completed by a third party contractor.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 08/01/2016

Note: **Ok to Issue:**

Conditions:

- 1) A letter from the SFMO in regards to communicating space re: Jen Bartlett and Jocelyn.
- 2) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 3) 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.
- 4) A separate Fire Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) All construction shall comply with City Code, Chapter 10.
- 6) 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.
- 7) 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).
- 8) A Knox Box is required.
- 9) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 10) All means of egress to remain accessible at all times.
- 11) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assembly Occupancies and Chapter 13 Existing Assembly Occupancies.
- 12) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 13) Sprinkler system installation shall comply with NFPA 13.

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Barbara **Approval Date:** 08/04/2016

Note: **Ok to Issue:**

Conditions:

- 1) The lighting plan is approved with the lighting levels set at 40% of the maximum capacity with documentation and confirmation during construction that the programming is hid for the light levels at the "administrative " level and the installation of a photocell shall be placed in each canopy that automatically dims the light fixtures/levels down to be no greater than 10 fc.