

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ONE MONUMENT WAY LLC /Landmarc Construction

**Located at**

1 MONUMENT WAY / 11-13 FREE STREET

**PERMIT ID:** 2014-00996

**ISSUE DATE:** 07/01/2014

**CBL:** 027 F011001

has permission to **Change of use for 'Sur Lie' restaurant on 1st floor- Interior renovations per plans & notes. All fire ratings and egress components as shown on plans.**

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/ 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***

with permit #2014-00996: 11-13 Free Street 1st floor is now a restaurant - 2nd floor is offices

***Building Inspections***

**Use Group:** A-2      **Type:** 5B  
Assembly - Restaurant, Sur Lie - Occ  
Load = 100  
Business - 2nd Floor  
NFPA 13 System (required)  
11-13 Free - 1st Flr  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Mixed.Unseparated.  
Assembly/Mercantile Class B.  
ENTIRE  
2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-00996	<b>Date Applied For:</b> 05/12/2014	<b>CBL:</b> 027 F011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of use from retail to restaurant on 1st floor with offices above		<b>Proposed Project Description:</b> Change of use for 'Sur Lie' restaurant on 1st floor- Interior renovations per plans & notes. All fire ratings and egress components as shown on plans.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deb Andrews	<b>Approval Date:</b> 05/28/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) * Any exterior alterations, including installation of exterior mechanical equipment and/or installation of new signs/lighting must be reviewed and approved by Historic Preservation staff.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/16/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Separate permits shall be required for any new signage.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 06/23/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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) A grease interceptor shall be installed per the UPC 2009 plumbing code and the City of Portland Public Services design requirements.				
3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
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 kitchen design compliance prior to commencing work in earnest.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
7) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Frank Brancely	<b>Approval Date:</b> 06/27/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) 6/27/14: Sure Lie is conditionally approved pending the installation of two, or three, Schier, or Green Turtle approved gravity flow grease interceptors, in series, which meets both the Sure Lie space constraints, the pump out schedule, etc. as well as the City thousand (1,000) gallon standard, for external gravity flow grease interceptor structures.				

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Chris Pirone

**Approval Date:** 06/08/2014

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 2) Shall comply with 2009 NFPA 101 Chapter 12 New Assembly Occupancies  
Shall comply with 2009 NFPA 1 Chapter 20.1 New Assembly Occupancies.  
All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 3) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 4) Fire extinguishers are required per NFPA 1 Table 13.6.2.
- 5) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.
- 6) If the building has a sprinkler system then an NFPA 25 Inspection Report for the entire building, not just this suite is required.
- 7) If the building has a Fire Alarm system then a certified Fire Alarm Company shall verify the existing Fire Alarm System complies with existing NFPA codes and ordinances for the entire building, not just the suite that is affected by this permit. The Fire Alarm system must have a current inspection sticker on the panel or annunciator at the main entrance.
- 8) 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. 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.
- 9) A separate Hood Permit is required complying with NFPA 96. This review does not include approval of sprinkler system design or installation.
- 10) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 11) All new smoke detectors and smoke alarms shall be photoelectric
- 12) Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings.  
10.12 Fire Protection Markings.  
10.12.1 Premises Identification.  
  
10.12.1.1\* New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.  
  
10.12.1.2 Address numbers shall contrast with their background.  
  
10.12.1.3 Address numbers shall be Arabic numerals or alphabet letters.
- 13) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 14) Letters shall be used identifying the stairwells starting in the front(address side) of the building "A" rotating clockwise so front/left corner would be A, rear/left would be B, rear/right would be C and front/right would be D. Example Stair A Floor 2.  
Building, Stair, Suite and Room Designation shall meet requirements of Fire Department Rules and Regulations chapter 4.  
Buildings with a common street address shall be designated with a letter.  
Signs shall be located in a position readily visible as approaching from the main access. Signs shall be illuminated or retro reflective on a contrasting background and the letter(s) size shall be approved by the Fire Prevention Bureau.  
Stairs shall be designated by letter.  
The primary stair as determined by the Fire Prevention Bureau shall be Stair A.  
Stair signage shall comply with section 7.2.2.5.4 of the Life Safety Code with the exception of existing, approved signs
- 15) NFPA 13 sprinkler system shall be installed.