

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RODWAY PETER E & MAURA H RODWAY JTS

Located at

30 CITY CTR

PERMIT ID: 2015-02234

ISSUE DATE: 12/03/2015

CBL: 027 F023001

has permission to **Change of use from Retail/Personal Services to Restaurant with Fit up and renovations for restaurant - new toilet room, wall, bar & kitchen, flooring and lighting.**

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/ 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: B

Type: 3B

Business - Restaurant

Occupant Load = 25

Building is sprinkled

ENTIRE

MUBEC/IBC 2009

Fire Department

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

Final - Commercial

Final - Electric

Fire - Change of Use 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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02234	Date Applied For: 09/16/2015	CBL: 027 F023001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant	Proposed Project Description: Change of use from Retail/Personal Services to Restaurant with Fit up and renovations for restaurant - new toilet room, wall, bar & kitchen, flooring and lighting.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 10/21/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Separate permits required for any exterior alterations, including but not limited to signs, lighting, venting, ductwork, and any masonry, windows or doors requiring work.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/09/2015				
Note: B-3 zone, PAD				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit is approving interior work only. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) Separate permits shall be required for any new signage.				
3) 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.				
4) 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 shall not change without review and approval PRIOR to implementation				
5) 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: 12/03/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
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 the kitchen/bar design compliance prior to commencing work in earnest.				
2) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) 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.				
5) 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: Benjamin Pearson Approval Date: 11/04/2015				
Note: This applicant has submitted a fats, oils, and grease management plan with Maine Standard Biofuels providing FOG disposal.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Approval for a business license application requires inspection of required grease control equipment. After installation, please call the Department of Public Services Water Resources Division at 207-874-8846 to set up an inspection.				

PERMIT ID: 2015-02234

Located at: 30 CITY CTR

CBL: 027 F023001

