

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

TOP OF EXCHANGE LLC

Located at

85 EXCHANGE ST (89 Exchange)

PERMIT ID: 2014-01803

ISSUE DATE: 09/11/2014

CBL: 032 D004001

has permission to **Removal of a 5' partition, installation of a kitchen for tea/snack prep, two 7" seating platforms and new partitions for storage and a small office**

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 floor is restaurant use @ 83 (Sonny's) 1st floor (Dobra) Teahouse restaurant @ 89, and other retail uses uses on first floor with offices above

Building Inspections

Use Group: A-2 **Type:** 3B
Assembly (Dobra Teahouse)
Occupant Load 54 (actual 36)
Non sprinkled
89 Exchange - 1st Floor
MUBEC/IBC2009

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

Electrical Close-in

Certificate of Occupancy/Final

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: 2014-01803	Date Applied For: 08/12/2014	CBL: 032 D004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 89 Exchange - Teahouse (Dobra Tea) (restaurant > 9 seats) from former Aucocisco Art Gallery		Proposed Project Description: Removal of a 5' partition, installation of a kitchen for tea/snack pre two 7" seating platforms and new partitions for storage and a small office		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 09/11/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approved with this permit. Any planned exterior alterations, including ventilation wall caps must be reviewed and approved under a separate application prior to construction.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/12/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
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.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/11/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) 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.				
5) 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				
6) 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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 08/18/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Kitchen to be installed and food will be served. Food Service Establishment serves cold and hot food on glassware to be washed in three bay sink.				
An automatic grease removal unit capable of 25 gallons per minute is required.				
Approved models are as follows: Thermaco Big Dipper W250-IS Goslyn GOS-80 Highland Tank AGI-25				

