

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MARKET MILK PARTNERS LLC

Located at

46 MARKET ST

PERMIT ID: 2014-02778

ISSUE DATE: 01/15/2015

CBL: 032 E010001

has permission to **Change of use to establish restaurant - "Portland Patisserie" - with interior tenant fit to include new interior partitions, ceiling, and millwork.**

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

First Floor - restaurant

Building Inspections

Use Group: B

Type: 3B

Restaurant

Occupant Load = 45

NFPA 13

FIRST FLOOR ONLY

MUBEC/IBC 2009

Fire Department

Classification:

Class C Mercantile

First Floor

NFPA 2009

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 - Commercial

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.

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|---|--------------------------------------|---|--|---|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2014-02778 | Date Applied For: 12/02/2014 | CBL: 032 E010001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: First Floor- change of use to Restaurant - "Portland Patisserie" | | Proposed Project Description: Change of use to establish restaurant - "Portland Patisserie" - with interior tenant fit to include new interior partitions, ceiling, and millwork. | | |
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| Dept: Historic | Status: Approved w/Conditions | Reviewer: Robert Wiener | Approval Date: 12/30/2014 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) HP staff understands that no exterior alterations that are visible from a public way are included with this permit. | | | | |
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| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 12/30/2014 | 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. | | | | |
| 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
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| Dept: Building | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 01/12/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 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) 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) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods. | | | | |
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| Dept: Engineering DPS | Status: Approved w/Conditions | Reviewer: Benjamin Pearson | Approval Date: 01/14/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Applicant's proposed Grease Control Equipment, Watts GI-75-K, is not able to handle the plumbing from the dishwasher. Around the same size and dimensions as proposed unit, the applicant must install a minimum of a GB-50 or equivalent product that is able to handle hot temperature dishwasher discharge. If the GPM must be greater than 50, a GB-75 may be installed. | | | | |
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| Dept: Fire | Status: Approved w/Conditions | Reviewer: Craig Messinger | Approval Date: 01/07/2015 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Fire extinguishers are required per NFPA 1. | | | | |
| 2) Compliance letters are required for the fire alarm and suppression systems prior to final inspection. | | | | |
| 3) A separate 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. | | | | |
| 4) 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. | | | | |

- 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 6) All means of egress to remain accessible at all times.
- 7) Construction or installation shall comply with City Code Chapter 10.
- 8) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 9) Application requires State Fire Marshal approval.
- 10) 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.
- 11) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 13) Approved seating for 37 people must be posted.
- 14) 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.
- 15) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 16) A separate permit is required for the kitchen ventilation system. The system shall be approved and stamped by a mechanical engineer.
- 17) A Non-water Based Fire Suppression System permit is required for the kitchen hood suppression system.
- 18) Activation of the sprinkler or hood suppression systems shall activate the building fire alarm system.
- 19) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.