

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

PALACCI JOSEPH

**Located at**

102 EXCHANGE ST

**PERMIT ID:** 2015-03107

**ISSUE DATE:** 02/22/2016

**CBL:** 032 H003001

has permission to **Change of Use from retail to restaurant for the "Portland Meatball Company LLC" (2,309 SF).**

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/ Tammy Munson*

**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

Restaurant

ENTIRE

IBC 2009

**Fire Department**

**PERMIT ID:** 2015-03107

**Located at:** 102 EXCHANGE ST

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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

Electrical - Commercial

Certificate of Occupancy/Final

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> 2015-03107	<b>Date Applied For:</b> 12/29/2015	<b>CBL:</b> 032 H003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant	<b>Proposed Project Description:</b> Change of Use from retail to restaurant for the "Portland Meatball Company LLC" (2,309 SF).			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 02/16/2016				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Any exterior work must be reviewed and approved prior to construction, including but not limited to signs, lighting, kitchen exhaust, mechanicals, HVAC, masonry, etc.				
2) This permit is for interior alterations only, with the exception of the rear window that is to be replaced by a solid panel. (Existing sash is to be retained on site in case of future restoration.)				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 01/25/2016				
<b>Note:</b> B-3 zone, PAD				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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				
2) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 01/29/2016				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
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) 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 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.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 01/27/2016				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Approval for a business license application needs an inspection of required grease control equipment. After installation, please call the Department of Public Works, Water Resources Divisiion at 207-874-8846 to set up an inspection				
2) Applicant is required to install a GB-50 or equivalent to capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils and greases. This includes 3-bay sinks, dishwashing pre-rinse sinks and ther sources of fats, oils and greases.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messenger <b>Approval Date:</b> 02/10/2016				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) All means of egress to remain accessible at all times. Means of egress shall Exit onto a Public Roadway.				

PERMIT ID: 2015-03107

Located at: 102 EXCHANGE ST

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- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall comply with NFPA 101, Chapter 38, New Business Occupancies.
- 4) Application requires State Fire Marshal approval.
- 5) All outstanding code violations shall be corrected prior to final inspection.
- 6) Fire extinguishers are required per NFPA 1.