

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

Joe Soley

**Located at**

30 EXCHANGE ST(#26)

**PERMIT ID:** 2016-02235

**ISSUE DATE:** 12/15/2016

**CBL:** 032 I011001

has permission to **Change of use and fit up for 3 lounge/bar areas on the first floor with ADA bathroom & entrances on Exchange St. and Fox Ct. Commercial kitchen, lounge seating, additional new bathrooms and exit enclosures in the basement**

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 closed-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/ Michael White

/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***

Bar/lounge/restaurant

***Building Inspections***

**Use Group:** A-2      **Type:** 3B  
Assembly - Bar/lounge  
Occupant Load = 108  
NFPA 13 Sprinkler System  
First Flr & Basement  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Assembly  
ENTIRE

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 are 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 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.**

### **REQUIRED INSPECTIONS:**

Plumbing Under Slab  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Above Ceiling Inspection  
Electrical Close-in w/Fire & Draftstopping  
Certificate of Occupancy/Final  
Final - Electric  
Final - Fire  
Certificate of Occupancy/ Temporary

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> 2016-02235	<b>Date Applied For:</b> 08/22/2016	<b>CBL:</b> 032 I011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Lounge/bar - Blythe and Burrows	<b>Proposed Project Description:</b> Change of use and fit up for 3 lounge/bar areas on the first floor with ADA bathroom & entrances on Exchange St. and Fox Ct. Commercial kitchen, lounge seating, additional new bathrooms and exit enclosures in the basement			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Deborah Andrews <b>Approval Date:</b> 10/20/2016		<b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span>		
<b>Conditions:</b>				
1) This permit approves interior alterations only, except for possible bath vent to be added to rear of building (not visible from any street or public way.) Any other exterior alterations, including but not limited to signs, exterior lighting, windows, doors, siding, storefronts, etc. must be reviewed and approved separately prior to construction.				
2) Exterior signage requires separate review and approval.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 09/06/2016		<b>Note:</b> B-3 zone, PAD <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span>		
No off-street parking required				
<b>Conditions:</b>				
1) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail-like 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 Inspection <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 12/15/2016		<b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span>		
<b>Conditions:</b>				
1) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
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) The design and location of the required rear landing at the exterior door on Fox St. (Patton Ct) has not been approved. Prior to this work being done, documentation shall be submitted for review that verifies that the landing will be located on private property (e.g. right title and interest). If it is found that it is not private property a license granted by the city council is required prior to locating the landing in a public right of way. Approval is also required from historic preservation.				
4) Per discussion with Josh Miranda, he is seeking temporary occupancy of a portion of the building before the completion of the entire work covered by the permit. Prior to any occupancy. This is allowed per Sec. 111.3 building official approval. A plan of action shall be submitted outlining the schedule for the completion work, all life safety and egress elements active and approved, and the security and access to the unoccupied areas approved.				
5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
6) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
7) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
8) Approval of City license is subject to health inspections per the Food Code.				
9) 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.				

**PERMIT ID:** 2016-02235

**Located at:** 30 EXCHANGE ST(#26)

**CBL:** 032 I011001

10 A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.

**Dept:** Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 10/31/2016

**Note:** **Ok to Issue:**

**Conditions:**

- 1) Applicant will install grease control unit with a capacity of, at minimum, 25GPM. The grease control equipment will capture any kitchen process waste coming from fixtures such as 3-bay sinks, dishwasher pre-rinse sinks, etc.
- 2) Applicant will perform regular cleanings on grease control unit and at minimum contract with a third party contractor to fully pump out grease control unit on a quarterly basis.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 10/21/2016

**Note:** **Ok to Issue:**

**Conditions:**

- 1) \*\*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.\*\*
- 2) 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.
- 3) Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.
- 4) All construction shall comply with City Code, Chapter 10.
- 5) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 6) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 7) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assembly Occupancies.
- 8) All outstanding code violations shall be corrected prior to final inspection. Reference NOV sent July 2016