

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COW PLAZA GARAGE LLC

Located at

425 FORE ST

PERMIT ID: 2015-00735

ISSUE DATE: 06/02/2015

CBL: 032 I041001

has permission to **Change of use - Alterations and fit up for a restaurant.**

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/ David Petruccelli

Fire Official

/s/ Laurie Leader

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 - Unit 5

Building Inspections

Use Group: B

Type: 3A

Business - Restaurant

Occupant load = 38

Building is sprinkled

Unit 5

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2015-00735

Located at: 425 FORE ST

CBL: 032 I041001

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 - Fire

Final - Electric

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: 2015-00735	Date Applied For: 04/13/2015	CBL: 032 I041001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant - Old Port Lobster Shack (Unit 5)		Proposed Project Description: Change of use - Alterations and fit up for a restaurant.		
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 06/01/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Any exterior alteration, including sign installation, subject to separate review and approval.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 04/29/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note: B3				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/02/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
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.				
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Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 05/18/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Applicant to install GB-250 in restaurant. Unti must be pumped out fully on a quarterly basis.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 05/21/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.				
2) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
3) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
4) Application requires State Fire Marshal approval.				
5) All outstanding code violations shall be corrected prior to final inspection.				
6) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
7) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.				

- 8) 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.
- 9) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 10) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
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.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
Shall meet the requirements of 2009 NFPA 1 Fire Code.
Shall meet the requirements the most recent NFPA 30 Flammable and Combustible Liquids Code.
Shall meet the requirements the most recent NFPA 30A Code for Motor Fuel Dispensing Facilities and Repair Garages.
Shall have State Fire Marshall Permit.
Shall have DEP Permit.
- 11) 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.
- 12) Installation shall comply with City Code Chapter 10 and NFPA 96, Standard for ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 edition. A signed letter of certification is required.
- 13) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 14) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 15) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.