

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:** 2017-00508

**ISSUE DATE:** 06/20/2017

**CBL:** 032 I041001

has permission to **Amendment to BP 2015-00735 - Alterations to layout of kitchen, storage, and bathrooms.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Jason Grant*

*/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***

restaurant

***Building Inspections***

**Use Group:** B

**Type:** 3B

Business - Restaurant

Occupant Load = 38

Building is sprinkled

UNIT 5

MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid 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> 2017-00508	<b>Date Applied For:</b> 04/14/2017	<b>CBL:</b> 032 I041001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant	<b>Proposed Project Description:</b> Amendment to BP 2015-00735 - Alterations to layout of kitchen, storage, and bathrooms.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 06/01/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 06/19/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 06/05/2017				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) A separate City of Portland Commercial Hood / Exhaust Permit is required for new kitchen exhaust systems. This review does not include the installation of the kitchen hood and exhaust system. A separate City of Portland Non-Water Based Fire Suppression System Permit is required for new kitchen fire suppression systems. This review does not include the installation of the kitchen hood fire suppression system.				
2) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.				
3) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8. For light or ordinary hazard buildings a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story. A wet chemical class K fire extinguisher is needed within 30' of travel distance for the kitchen hood system.				
4) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following: 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress. 2.New additions 3.Change of occupancy type 4.Installation of kitchen suppression systems 5.Fire alarm installations 6.Sprinkler system requiring a permit Multiple Occupancies: Buildings of any size or stories with multiple occupancies in it.				

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- 5) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.
- 6) All conditions from permit 2015-00735 apply to this admendment.