

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DEERING AVE ASSOCIATES INC & WHARF
PROPERTY LLC

Located at

50 WHARF ST

PERMIT ID: 2018-00276 **ISSUE DATE:** 04/11/2018 **CBL:** 032 V014001

has permission to **Fully demise space and interior fit up for deli. New exterior entry door and storefront.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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/ Brian Stephens

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

Unit 4 - restaurant

Building Inspections

Use Group: B **Type:** 3B
Business (Assembly w/ less than 50
Occupants)
Occupant Load = 28
Sprinkled; NFPA 13
First Floor
MUBEC/IBC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final Inspection

Plumbing Under Slab

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00276	Date Applied For: 03/01/2018	CBL: 032 V014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: restaurant (unit 4)		Proposed Project Description: Fully demise space and interior fit up for deli. New exterior entry door and storefront.		
Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 04/10/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/16/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Any exterior work requires a separate review and approval through Historic Preservation. This property is located within a Historic District.				
2) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving work within the existing footprint/shell only.				
3) This unit shall remain a restaurant. Any change of use shall require a separate permit application for review and approval.				
4) Separate permits shall be required for any new signage.				
5) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 03/29/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
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) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
4) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
5) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.				
6) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
7) Approval of City license is subject to health inspections per the Food Code.				
8) 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.				
9) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 04/09/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: emailed 3/28/2018				
Conditions:				

PERMIT ID: 2018-00276

Located at: 50 WHARF ST

CBL: 032 V014001

- 1) Approval for a business license application requires inspection of required grease control equipment. After installation, please call the Department of Public Services Water Resources Division at 207-874-8846 to set up an inspection.
- 2) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.
- 3) Applicant stated "This permit is purely for the core/shell work being performed by the Landlord. It includes providing the new bathroom and the 4' kitchen exhaust hood. The tenant will be pulling a subsequent permit for the balance of the buildout, sandwich prep area, transaction counter, and finishes which will include grease control for their space."

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/27/2018

Note: **Ok to Issue:**

Conditions:

- 1) 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.
 If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 2) A separate City of Portland 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) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 4) 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.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 6) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources.
- 7) This review has determined that your project requires a kitchen hood exhaust system. 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.
 This review has determined that your project requires a kitchen hood fire suppression 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.