

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

JACK & SUZIE ST.PIERRE

**Located at**

79 PORTLAND ST

**PERMIT ID:** 2014-01361

**ISSUE DATE:** 08/18/2014

**CBL:** 033 A007001

has permission to **Convert first floor to restaurant w/equipment in basement. Existing second floor apartment to remain. No change to existing garage.**

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.
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*/s/ Craig Messinger*

*/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***

with permit #2014-01361: 1st floor & basement is the restaurant use & 2nd floor is 1 dwelling unit (per microfiche)

***Building Inspections***

**Use Group:** B/S-2/R-3 **Type:** 3B  
Business (1st floor restaurant with occupant load less than 50 people)  
Basement storage  
Occupant Load= 48  
Residential apartment 2nd floor (existing)  
No sprinklers (not required)  
Basement & 1st floor  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Business  
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 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:**

Site Meeting

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

Electrical - Commercial

Final Inspection

Certificate of Occupancy/Final

Above Ceiling Inspection

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> 2014-01361	<b>Date Applied For:</b> 06/20/2014	<b>CBL:</b> 033 A007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of use from retail to restaurant on the 1st floor & basement with an apt on the 2nd floor	<b>Proposed Project Description:</b> Convert first floor to restaurant w/equipment in basement. Existing second floor apartment to remain. No change to existing garage.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 06/27/2014		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Separate permits are required for any new outside dining.				
2) Separate permits shall be required for any new signage.				
3) Please refer to the City Clerk's office for all licensing requirements.				
4) Hoods require a separate permit				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 08/12/2014		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
2) Duct penetrations shall be protected per IBC Sec. 713.1.1 & 716 and when through fire barriers, approved fire or smoke dampers or combination of, shall be installed in accordance with their listing.				
3) The hood, duct and exhaust shall be installed per NFPA 96. This permit is approved based on the plans submitted and/or updated for reductions in the clearances based on the application of a UL approved fire wrap or equivalent assembly per code. Fire suppression is required per applicable codes for Type 1 Hood Systems.				
4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Benjamin Pearson <b>Approval Date:</b> 06/30/2014		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Plans indicate a grease trap that meets code. The City will not accept a passive grease trap. A Schier Great-Basin 250, or equivalent, is required for use in basement. Externally, a 1,000 gallon grease interceptor, or equivalent, is required.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 08/15/2014		<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10.				
2) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies.				
3) Application requires State Fire Marshal approval.				
4) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".				
5) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.				
6) All smoke alarms shall be photoelectric.				
7) The fire alarm system shall have a new fire alarm inspection sticker.				

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- 8) Fire Alarm system shall be in accordance to NFPA 72
- 9) 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.
- 10 Any open violations shall be corrected prior to final inspection