

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00643	Date Applied For: 04/02/2013	CBL: 037 A045001
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Location of Construction: 575 CONGRESS ST	Owner Name: 571 ENTERPRISES LLC	Owner Address: 138 GRANT RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Restaurant	Proposed Project Description: Relocating bar and adding one wall the 1st floor, 2nd floor adding 2 ADA bathrooms and adding a bar.
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/25/2013**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) NOTE: The B-3c Zone does NOT allow bars or drinking establishments as a principal use. Past permits have NOT permitted such uses.
- 3) The B-3c Zone maximum noise requirements require that any noise created shall not exceed 55 decibels on the A scale between the hours of 9:00 pm and 7:00 am; and shall not exceed 60 decibels on the A scale between the hours of 7:00 am and 9:00 pm at the boundaries of any lot nor within publicly accessible pedestrian open space. The noise ordinance is strictly enforced.
- 4) This property shall remain a RESTAURANT on the first & second floors with or without an entertainment license(s). Full meals shall be served at all times as defined in the Ordinances. Any change of use shall require a separate permit application for review and approval.
- 5) Separate permits are required for any new signs or replacement signs.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 05/01/2013**Note:** **Ok to Issue:**

- 1) 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.
- 2) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 3) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept.
- 4) Permit approved based upon information provided by the design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 05/20/2013**Note:** **Ok to Issue:**

- 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. A current inspection and test report shall be provided.
- 2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 3) 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.
- 4) 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.
- 5) Fire extinguishers are required per NFPA 1.

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- 6) All means of egress to remain accessible at all times.
- 7) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 8) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 9) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 10 Construction or installation shall comply with City Code Chapter 10.
- 11 ****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.****
- 12 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 13 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.