

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

R & J 545 PARTNERS LLC

**Located at**

545 CONGRESS ST

**PERMIT ID:** 2013-02715

**ISSUE DATE:** 01/22/2014

**CBL:** 037 C01701A

has permission to **Install proper commercial Kitchen equipment in West End Deli (1st floor retail - no seats)**

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 cloed-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/ Craig Messinger

**Fire Official**

/s/ Jeanie Bourke

**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***

Basement: storage & trash room; 1st floor is retail, restaurant & PDD; floors 2-6 are 14 residential condos

***Building Inspections***

**Use Group:** M      **Type:** 3B  
Mercantile - Take Out Deli & Retail  
Grocery  
Mixed Use  
Sprinkled  
First Floor - 1A  
MUBEC/IBC 2009

***Fire Department***

**PERMIT ID:** 2013-02715

**Located at:** 545 CONGRESS ST

**CBL:** 037 C01701A

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:**

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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> 2013-02715	<b>Date Applied For:</b> 12/11/2013	<b>CBL:</b> 037 C01701A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Basement storage & trash room; 1st floor retail (in former art gallery), restaurant & PDD; floors 2-6 are 14 residential condos		<b>Proposed Project Description:</b> Install proper commercial Kitchen equipment in West End Deli (1st floor retail - no seats)		
<p><b>Dept:</b> Historic      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Robert Wiener      <b>Approval Date:</b> 12/19/2013</p> <p><b>Note:</b> HP staff reviewed and approved the hood system with rooftop fan under a separate application.      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Any changes to exterior doors, windows or signs must be reviewed under a separate application.</li> <li>2) No exterior alterations are approved as part of this application. A separate application was filed and reviewed for the rooftop fan associated with the hood system.</li> </ol>				
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Marge Schmuckal      <b>Approval Date:</b> 12/23/2013</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) Separate permits are required for any new signage</li> <li>2) It is understood that there will no seating in the deli. Therefore the use for zoning purposes, remains retail.</li> </ol>				
<p><b>Dept:</b> Building      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jeanie Bourke      <b>Approval Date:</b> 01/22/2014</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.</li> <li>3) Approval of City license is subject to health inspections per the Food Code.</li> <li>4) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.</li> <li>5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.</li> <li>6) 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.</li> </ol>				
<p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Craig Messenger      <b>Approval Date:</b> 01/06/2014</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) All outstanding code violations shall be corrected prior to final inspection.</li> <li>2) All means of egress to remain accessible at all times.</li> <li>3) Permit is for demolition only and shall comply with City Code Chapter 10. Any construction will require a separate permit.</li> </ol>				

- 4) Hood 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.  
Any cutting and welding done will require a Hot Work Permit from Fire Department.  
A separate suppression system permit is required.  
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.
- 5) Shall comply with 2009 NFPA 101 Chapter 39 Existing Business Occupancies