

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**

547 CONGRESS ST (545- Unit 1C)

**PERMIT ID:** 2017-00078

**ISSUE DATE:** 03/28/2017

**CBL:** 037 C01701C

has permission to **Change of use from retail to restaurant/bar. Interior renovations with (2) accessible bathrooms, finishes, replace emergency lights and exit signs. Existing hood system to remain**

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/ Jeanie Bourke*

**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 1C - Restaurant/Bar

***Building Inspections***

**Use Group:** B      **Type:** 1B  
Business - Restaurant/Bar with less than 50 occupants  
Occupant Load = 46  
NFPA sprinkler system  
First Floor Unit 1C  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Class C Mercantile  
First Floor  
NFPA 101 CH#47

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:**

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

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final Inspection

Final - Electric

Final - Fire

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> 2017-00078	<b>Date Applied For:</b> 01/18/2017	<b>CBL:</b> 037 C01701C
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant/bar "Broken Arrow"		<b>Proposed Project Description:</b> Change of use from retail to restaurant/bar. Interior renovations with (2) accessible bathrooms, finishes, replace emergency lights and exit signs. Existing hood system to remain		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 03/15/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Any changes to signage or exterior lighting must be reviewed and approved separately.				
2) No exterior alterations are approved with this permit.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/21/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-3, Historic, PAD restaurant bar meets PAD use interior work no parking required for change of use in B-3				
<b>Conditions:</b>				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation				
4) Separate permits shall be required for any new signage.				
5) \With the issuance of this permit and the certificate of occupancy, the use of this space shall remain a restaurant/bar. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/28/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) The installation must comply with the Manufacturers' Listing, and MUBEC codes and standards.				
2) 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.				
3) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 02/23/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Approval for a business license application requires inspection of required grease control equipment. After installation, please call 207-874-8801 to schedule an inspection.				

**PERMIT ID:** 2017-00078

**Located at:** 547 CONGRESS ST (545- Unit

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- 2) Automatic Grease Removal Unit should be maintained daily, inspected weekly, and fully pumped out and cleaned on a quarterly basis. Record of fats, oils, and greases disposal must be kept for a minimum of three years.
- 3) Applicant is required to install an Automatic Grease Removal Unit with a minimum capability of 25 gallons per minute or greater. Equipment will capture grease laden waste from any fixtures which may contain kitchen process water containing fats, oils, and greases. This includes any three bay sinks, any dishwasher pre-rinse sinks, and any other sources of fats, oils and greases. It does not include dishwashers, vegetable wash sinks, or hand wash sinks.

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Jason Grant

**Approval Date:** 03/10/2017

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101, Chapter # 43  
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).  
All means of egress to remain accessible at all times.
- 3) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.