

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

OCEAN GATE LLC

Located at

511 CONGRESS ST (Suite 105)

PERMIT ID: 2015-00529

ISSUE DATE: 04/10/2015

CBL: 037 D002001

has permission to **Change of use from office to personal service & tea room (restaurant) -Interior Tenant Fit-Up for "Soakology: Foot Spa & Tea Room".**

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.

/s/ Craig Messinger

/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

1st floor right side - personal service & tea room(restaurant)

Building Inspections

Use Group: B **Type:** 2A
Business - Spa w/accessory tea room
Occupant Load = 82
NFPA 13 Sprinkler System
1st Floor, Suite 105
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

Plumbing Under Slab

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-00529	Date Applied For: 03/20/2015	CBL: 037 D002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same, plus personal service & tea room (restaurant)- - suite 105 - Soakology		Proposed Project Description: Change of use from office to personal service & tea room (restaurant) -Interior Tenant Fit-Up for "Soakology: Foot Spa & Tea Room".		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/07/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approved with this permit. If any exterior work is planned, including but not limited to vents, mechanical equipment, signs, lighting, etc., plans must be reviewed and approved separately, prior to construction.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/07/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
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) Separate permits shall be required for any new signage.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/09/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479				
5) Approval of City license is subject to health inspections per the Food Code.				
6) Per the UPC plumbing code, the bathrooms are required to be provided for each gender. This identification is to be installed prior to the issuance of the Certificate of Occupancy.				
7) 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 the kitchen/bar design compliance prior to commencing work in earnest.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 03/23/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) If food will be prepared and served at this establishment, appropriate grease control equipment is required. Please contact the Department of Public Services at 207-874-8846 for more information.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 04/09/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				

- 1) System acceptance and commissioning must be coordinated with a fire alarm technician and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) Shall comply with NFPA 101, Chapter 38, New Business Occupancies.
- 5) 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.
- 6) 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.
- 7) 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.