

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EARL APARTMENTS LLC

Located at

28 PREBLE ST

PERMIT ID: 2014-02273

ISSUE DATE: 10/21/2014

CBL: 037 F005001

has permission to **Change of Use - 1st Floor from Retail to Fast Casual Restaurant & Take Out - 30 seats with additional private event room for 16 - Dutch's**

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

/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

Legal use of property is sixty-four (64) dwelling units & restaurant space on 1st floor per #2014-02273

Building Inspections

Use Group: B **Type:** 3B
Business - Restaurant w/maximum 30 seats/16 private event room
NFPA Sprinkler System
First Floor
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:

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use 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.

City of Portland, Maine - Building or Use Permit		Permit No: 2014-02273	Date Applied For: 09/29/2014	CBL: 037 F005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change the use of 1st floor retail food take-out to a restaurant use and 64 dwelling units above		Proposed Project Description: Change of Use - 1st Floor from Retail to Fast Casual Restaurant & Take Out - 30 seats with additional private event room for 16 - Dutch's		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/15/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) No exterior alterations are approved with this permit. Any exterior alterations, including but not limited to ventilation, mechanicals, lighting, or signs, must be reviewed and approved under a separate application, prior to construction.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/30/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Separate permits shall be required for any new signage.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/20/2014	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 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) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
4) Approval of City license is subject to health inspections per the Food Code.				
5) 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.				
6) This permit approves the existing bathroom for use by customers and employees as per the State Statute allowance for an eating establishment with a total seating capacity maximum of 40. This is also based on the business model submitted by the Dutch's. Separate permits are required for future growth which will include additional bathrooms.				
7) This approves the existing bathroom plumbing fixture count based upon the design occupant load per IBC Sec. 1004.1.1, and the previous business.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 10/16/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Any cleaning of dirty dishes, pots and pans, utensils, and other dirty equipment must be washed at the three-bay sink with grease control equipment.				
2) Applicant has furnished a service agreement for existing grease control equipment and letter of guarantee that within 6 months, a great-basin 250 will be installed.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 10/10/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note: Spoke with Applicant on 10/08/2014. Am comfortable with information provided CRM				
Conditions:				
1) All construction shall comply with City Code Chapter 10.				

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- 2) Shall comply with NFPA 101, Chapter 38, New Business Occupancies
- 3) 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.
- 4) All outstanding code violations shall be corrected prior to final inspection.
- 5) Fire extinguishers are required per NFPA 1.