

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

24 PREBLE STREET PROPERTIES LLC

Located at

24 PREBLE ST (1st floor)

PERMIT ID: 2017-01896

ISSUE DATE: 12/22/2017

CBL: 037 F007001

has permission to **Amendment #1 to permit 2017-00164 - Interior alterations of existing bar** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Jason Grant

/s/ Brian Stephens

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 - bar with food service

Building Inspections

Use Group: A-2 **Type:** 3B
Assembly - Drinking establishment
with arcade
Occupant Load = 162
Sprinkled: NFPA 13
ENTIRE
MUBEC/IBC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Certificate of Occupancy/Final Inspection
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01896	Date Applied For: 12/04/2017	CBL: 037 F007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor - Same - Bar with food service		Proposed Project Description: Amendment #1 to permit 2017-00164 - Interior alterations of existing bar		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/11/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) HP staff is to be contacted for review and approval, should any additional exterior work or changes to approved plans be needed.				
2) All conditions of approval accompanying the original permit that are not superceded by the amended permit are to remain in effect.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/13/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: Amending permit 2017-00164				
Conditions:				
1) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) .All conditions from the previous permit 2017-00164 for this project are still in effect with the issuance of this permit.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 12/20/2017	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) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
5) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.				
6) .All conditions from previous permits for this project are still in effect with the issuance of this amendment.				
7) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
8) 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 12/22/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All conditions from permit 2017-00164 apply to this permit as well.				