

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PHELPS CRAIG REAL ESTATE HOLDINGS LLC

Located at

11 BROWN ST

PERMIT ID: 2017-00504

ISSUE DATE: 04/28/2017

CBL: 037 I00701A

has permission to **Remove one story side addition - add 5' 8" fence surround for outdoor seating patio-add framing to a portion of existing one story roof- build new wall to connect to existing wall, residing**

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.

N/A

/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

restaurant

Building Inspections

Use Group: A-2 **Type:** 3B

Assembly - Restaurant with outdoor seating

Occupant Load = 98

Outdoor seating = 18

NFPA 13 sprinkler system

1st flr & exterior patio

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:

Electrical Close-in

Framing Only

Final - Commercial

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: 2017-00504	Date Applied For: 04/13/2017	CBL: 037 I00701A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Restaurant - "BRGR Bar"		Proposed Project Description: Remove one story side addition - add 5' 8" fence surround for outdoor seating patio-add framing to a portion of existing one story roof- build new wall to connect to existing wall, residing		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 04/20/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All details of proposed construction to be consistent with plans and specifications approved by the Historic Preservation Board on 2/1/17. Any changes to be submitted to Historic Preservation staff for approval.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/18/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 zone & historic				
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) A separate outdoor seating permit for private property must be applied for separately.				
3) The legal use of the space is a restaurant. Any change of use shall require a separate permit application for review and approval.				
4) Separate permits shall be required for any new signage. The existing sign must be permitted after the fact..				
5) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/28/2017	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) 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: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 04/19/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.				