

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: 2017-01876

ISSUE DATE: 12/06/2017

CBL: 037 I00701A

has permission to **After-the-fact approval to install 11 sf hanging sign in steel tube frame. Sign attached to building with steel arms welded to wall plate.**

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/ Michael Russell, MS, Director

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

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:

Final Inspection

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: 2017-01876	Date Applied For: 11/29/2017	CBL: 037 I00701A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Restaurant		Proposed Project Description: After-the-fact approval to install 11 sf hanging sign in steel tube frame. Sign attached to building with steel arms welded to wall plat		
<hr/>				
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/06/2017	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) All work to be in accordance with plans approved by the Historic Preservation Board on 2/1/17, with the exception of the addition of the sign bracket, and elimination (for now) of the canopy over the front entrance.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/05/2017	
Note: B-3 zone, multi-tenant 52' frontage = 104 sf max sign allowed, 11 sf proposed - OK			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.				
2) Signage and awning installations must comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.				
3) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				