

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
JB BROWN & SONS

Located at
10 FREE ST

PERMIT ID: 2015-01519 ISSUE DATE: 08/31/2015 CBL: 038 A001002

has permission to **Renovations for a new 3,400 SF restaurant and bar on the ground floor of the existing five (5) story structure.**

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/ Laurie Leader

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

Building Inspections

Fire Department

Use Group: A-2 Type: 3B

Restaurant
Occupant load = 121
Building is sprinkled
GROUND FLOOR
MUBEC/IBC 2009

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

Certificate of Occupancy/Final

Final - Fire

Final - Commercial

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: 2015-01519	Date Applied For: 06/25/2015	CBL: 038 A001002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: New Restaurant and Bar-Rhum		Proposed Project Description: Renovations for a new 3,400 SF restaurant and bar on the ground floor of the existing five (5) story structure.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 08/31/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) No exterior alterations are approved with this permit. Any planned exterior work, including but not limited to windows, doors, lighting, signs, ventilation, mechanicals, etc., must be reviewed and approved separately, prior to construction.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 08/03/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
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 approves interior work only.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 08/24/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) 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. 2) A grease interceptor shall be installed per the UPC 2009 plumbing code and the City of Portland Public Services design requirements. 3) A State Fire Marshal permit may be required for this project, contact at 207-626-3880 or http://www.maine.gov/dps/fmo/plans/about_permits.html 4) 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. 5) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods. 6) Approval of City license is subject to health inspections per the Food Code. 7) 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. 8) All fire separation partitions, barriers and horizontal assemblies at adjacent occupancies shall maintain rating and continuity.		
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 07/17/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Unit must be maintained quarterly at a minimum, including a full pumpout. 2) Applicant to install a 25 gpm automatic grease removal unit (at minimum) or a GB-50 unit to capture grease waste from dish washing area.		

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 08/25/2015

Note: **Ok to Issue:**

Conditions:

- 1) All outstanding code violations shall be corrected prior to final inspection.
- 2) All construction shall comply with City Code Chapter 10.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) 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.
- 5) Application requires State Fire Marshal approval.
- 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.
- 8) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.
Shall comply with NFPA 101, Chapter 43, Building Rehabilitation.