

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: 2018-00239

ISSUE DATE: 03/22/2018

CBL: 038 A001002

has permission to **Change of use with interior alterations to include the addition of new toilets, doors, and rated walls**

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/ Glenn Harmon

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

two restaurant spaces

Building Inspections

Use Group: B

Type: IIIB

Business - vanilla shell tenant spaces

Ground floor partial

2009 IBS/MUBEC

Fire Department

Classification:

2 - Class C Mercantile spaces

ENTIRE

NFPA 101 CH 36

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

Final - Electric

Final - Plumbing

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: 2018-00239	Date Applied For: 02/22/2018	CBL: 038 A001002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two restaurant spaces		Proposed Project Description: Change of use with interior alterations to include the addition of new toilets, doors, and rated walls		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 02/26/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Any exterior alterations associated with proposed change of use and interior improvements requires historic preservation approval.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 03/05/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 2) Separate permits shall be required for any new signage. 3) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 4) The subject units shall remain two restaurant spaces. Any change of use or addition of new uses shall require a separate permit application for review and approval.		
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 03/15/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8. 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) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements. 4) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7. 5) 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 6) This permit does not certify the use of the property or building. It only authorizes the construction activities. 7) The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code. 8) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only. 9) 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. 10 Per IBC Sec. 1006.1 Means of Egress shall be provided with illumination		
Dept: Engineering DPS		Status: Not Applicable	Reviewer: Benjamin Pearson	Approval Date: 03/12/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2018-00239

Located at: 10 FREE ST

CBL: 038 A001002

