DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





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.

/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		Fire Department	
Use Group: B	Type: IIIB	Classification:	
Business - vanilla shell tenant spaces		2 - Class C Mercantile spaces	
Ground floor partial		ENTIRE	
2009 IBS/MUBEC		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:	Date Applied For:	CBL:			
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2018-00239	02/22/2018	038 A001002			
Proposed Use: Proposed Project Description:			<u>.</u>				
Two restaurant spaces	Change		or alterations to inclue alls	de the addition of ne			
Dept: Historic Status: Approved w/Conditions Rev	viewer:	Deborah Andrews	s Approval Da	ate: 02/26/2018			
Note:				Ok to Issue: 🔽			
Conditions:							
1) Any exterior alterations associated with proposed change of use an	nd interio	r improvements re	quires historic preser	vation approval.			
Dept: Zoning Status: Approved w/Conditions Rev	viewer:	Christina Stacey	Approval Da	nte: 03/05/2018			
Note:		2		Ok to Issue: 🔽			
Conditions:							
1) This permit is being approved on the basis of plans and documents before starting that work.	s submitte	ed. Any deviations	s shall require a separ	rate approval			
2) Separate permits shall be required for any new signage.							
3) This permit is not approving any lot coverage or setback requirement	ents for t	he existing structur	re. It is approving int	erior work only.			
 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 Rev Note:	viewer:	Glenn Harmon	Approval Da	te: 03/15/2018 Ok to Issue: ☑			
Conditions:							
 Interior finishes shall be classified in accordance with ASTM E 84 occupancy group in IBC 2009 Chapter 8. 	for flam	e spread and smok	e-developed indexes	as specified per			
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.							
 The concrete shall comply with IBC 2009 Ch. 19 for materials, qua connected elements. 	 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 asse	embly sh	all be installed and	l maintained as descr	ibed 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							
 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.							
 Separate permits are required for any electrical, plumbing, sprinkle pellet/wood stoves, commercial hood exhaust systems, fire suppres approval as a part of this process. 	er, fire al	arm, HVAC system	ns, heating appliances	s, including			
10 Per IBC Sec. 1006.1 Means of Egress shall be provided with illum	ination						
Dept:Engineering DPS Status:Not ApplicableRevNote:Conditions:	viewer:	Benjamin Pearsor		ate: 03/12/2018 Ok to Issue: ☑			

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 874-8801.

Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date:	03/22/2018
Note:			Ok to	o Issue: 🔽
Conditions				

- Grease laden vapor producing appliances (fryer, chair broiler) or appliances that can potentially produce grease laden vapor (cook tops) shall have a NFPA 96 complaint exhaust system and a NFPA 17A fire suppression system. A separate City of Portland Commercial Hood / Exhaust and or Non-Water Based Fire Suppression System Permit(s) is required for new and modified systems. This review does not include the installation or modification of exhaust or fire suppression systems.
- 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). All means of egress to remain accessible at all times. If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 4) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
 For light or ordinary hazard buildings, a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.
 A wet chemical class K fire extinguisher is needed within 30' of travel distance for the kitchen hood system.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.