

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
NORTH RIVER IV LLC

Located at
2 PORTLAND SQ (469 Fore St)

PERMIT ID: 2016-00871 **ISSUE DATE:** 06/14/2016 **CBL:** 038 B002001

has permission to **Change of use from retail bakery space to restaurant ("Kupcakes, Inc"). Add a kitchen to existing retail bakery space on basement floor and interior fit up.**
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 clsoed-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/ Michael White

/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

Bakery, retail, and restaurant

Building Inspections

Use Group: B **Type:** 1B
Kupcakes
Occupant load = 34
NFPA 13
ENTIRE
MUBEC/IBC 2009

Fire Department

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
FP Change of Use Inspection
Final - Electric
Certificate of Occupancy/Final

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: 2016-00871	Date Applied For: 04/12/2016	CBL: 038 B002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Bakery, retail and restaurant (10+ customer seats)	Proposed Project Description: Change of use from retail bakery space to restaurant ("Kupcakes, Inc"). Add a kitchen to existing retail bakery space on basement floor and interior fit up.			
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 05/05/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 zone Restaurants allowed use per §14-217(a)(2)(f) Change of use in B-3 zone - no off-street parking required.				
Conditions:				
1) This permit approves interior work only.				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/13/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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) 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) 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.				
4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
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Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 04/13/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) After installation, contact the Department of Public Works at 874-8846 to schedule an inspection.				
2) Applicant will install adequate grease control equipment (spec'd Greasestopper) and will have it fully pumped out on a quarterly basis. Maintain records for maintenance for a minimum of 3 years.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 05/11/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) All construction shall comply with City Code, Chapter 10.				
3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
4) All construction shall comply with 2009 NFPA 101, Chapter 37 Existing Mercantile Occupancies.				

- 5) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 6) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 7) Application requires State Fire Marshal approval.