

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

B & B REAL ESTATE LLC

Located at

59 CENTER ST

PERMIT ID: 2017-00168

ISSUE DATE: 04/06/2017

CBL: 038 C030001

has permission to **Interior alterations - 2nd floor ceiling - remove attic joists, replace collar ties, remove 2 windows and replace with 1 larger window. Add 8 skylights and insulate roof.**

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/ Greg Gilbert

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 & bar

Building Inspections

Use Group: A-2 Type: 3B

Assembly - Tavern / Bar
existing occupant load
non-sprinkled

Second Floor/attic space

MUBEC / 2009 IBC

Fire Department

Classification:

Assembly

ENTIRE

NFPA 101 Ch# 13

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:

Framing Only

Electrical - Commercial

Final - Commercial

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: 2017-00168	Date Applied For: 02/06/2017	CBL: 038 C030001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same. Pub Restaurant/ Brian Boru's		Proposed Project Description: Interior alterations - 2nd floor ceiling - remove attic joists, replace collar ties, remove 2 windows and replace with 1 larger window. Add 8 skylights and insulate roof.		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 02/15/2017</p> <p>Note: B-3 Zone -all interior work - no change to footprint or expansion of shell. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a resaurant and bar. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 04/05/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). 2) 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5. Through penetrations of fire-resistance-rated walls shall comply with Section 713.3.1.1 or 713.3.1.2. Through penetrations of fire-resistance-rated horizontal assemblies shall comply with Section 713.4.1.1.1 or 713.4.1.1.2. 3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 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. 				
<p>Dept: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 02/22/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 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 207-874-8801. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 04/03/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Per 2009 NFPA 101 section 12.79.3 every room constituting an assembly occupancy and not having fixed seating shall the occupancy load posted on a sign in a conspicuous place by the main exit. 2) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 3) 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. 4) 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. Sprinkler system installation shall comply with NFPA 13. 				

5) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapters # 43 & 13

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.