

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLUE BAY LLC

Located at

612 CONGRESS ST

PERMIT ID: 2016-02659

ISSUE DATE: 11/08/2016

CBL: 039 A038001

has permission to **AMENDMENT 1 of 2016-02672--Add an egress door off the rear 2nd floor kitchen add new exterior landing and steps, make 2 hr fire partition to separate the front & rear spaces**

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 closed-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/ Jeanie Bourke

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

1st & 2nd floor restaurant with 4 dwelling units above

Building Inspections

Use Group: B **Type: 3B**
Business- Restaurant w/less than 50 occupants - Total= 46
Main Floor = 33 Occupants
Mezzanine = 9 Seats + 4 Staff
Non-sprinkled
Grnd Flr w/mezz & 1st flr
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 are 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 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.**

REQUIRED INSPECTIONS:

Framing Only

Certificate of Occupancy/Final

Final - Fire

Electrical Close-in

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: 2016-02659	Date Applied For: 10/11/2016	CBL: 039 A038001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant ("Si Chaun") on 1st floor & 2nd floor with seating on existing mezzanine, 4 dwelling units in upper stories		Proposed Project Description: AMENDMENT 1 of 2016-02672--Add an egress door off the rear 2nd floor kitchen add new exterior landing and steps, make 2 hr fire partition to separate the front & rear spaces		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/18/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) HP staff strongly recommends that the building owner or tenant apply a dark, recessively colored paint or solid stain to the entire wood stair, deck, and fence assembly.				
2) The new door is to be painted either brick red or black, to match other doors in the vicinity. Trim color is to be white to match existing windows on the rear façade.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/14/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 11/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
3) Beams & girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6				
4) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.				
Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.				
Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.				
.				
5) Frost protection must be installed.				
6) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 10/13/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Applicant will install grease control unit of large capacity (GB250) or an automatic grease removal unit to capture all grease laden waste. Communication from December 2015 indicated a GB250 would be installed.				
2) Grease control unit will be regularly maintained every three quarters by a third party contractor. Records of maintenance must be kept on site for inspection.				

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Michael White **Approval Date:** 10/17/2016

Note: **Ok to Issue:**

Conditions:

- 1) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 2) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 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) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 5) All construction shall comply with 2009 NFPA 101, Chapter 36 New Mercantile Occupancies, Class B.
- 6) All means of egress to remain accessible at all times.
- 7) The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. (2009 NFPA 1, Chapter 13.3.4.1.5)
- 8) 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.
- 9) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 10) All installations shall comply with 2009 NFPA 101, Chapter 9, Building Service and Fire Protection Equipment, NFPA 17A, NFPA 96, UL 300, as well as in accordance with the terms of appliance listings and manufacture instructions. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 11) Application requires State Fire Marshal approval.
- 12) A Knox Box is required.
- 13) The Fire Alarm installation shall comply with the following: City of Portland Chapter 10, Fire Prevention and Protection; NFPA 1, Fire Code (2009 edition), as amended by City Code; NFPA 101, Life Safety Code (2009 edition), as amended by City Code; City of Portland Fire Department Rules and Regulations; NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine.
- 14) All smoke alarms shall be photoelectric.
- 15) 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.
- 16) All construction shall comply with City Code, Chapter 10.