

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

STADLER CECILE /Robert Connolly & Company, Inc.

Located at

133 SPRING ST (lower level)

PERMIT ID: 2013-02627

ISSUE DATE: 12/23/2013

CBL: 039 A029001

has permission to **Change of use from retail to restaurant and tenant fit up - lower level (connected to permit #2013-01167)**

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/ Chris Pirone

/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

restaurant & two dwelling units

Building Inspections

Use Group: B

Type: 5B

Business - Restaurant with < 50

Occupants

Mixed Use Separated

NFPA 13 Sprinkled

First Floor & Lower Level

MUBEC/IBC 2009

Fire Department

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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

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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: 2013-02627	Date Applied For: 11/26/2013	CBL: 039 A029001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant	Proposed Project Description: Change of use from retail to restaurant and tenant fit up - lower level (connected to permit #2013-01167)			
<p>Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 12/19/2013</p> <p>Note: 12-16-13 : Asked architect for details about condenser placement on the roof. Ok to Issue: <input checked="" type="checkbox"/></p> <p>12-19-13: Received roof plan with location of compressors.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Roof mounted compressors for refrigeration to be located as shown in roof plan dated 12-19-13. If, in the judgement of HP staff, compressors are overly visible from the public way, screening may be required on the roof. 2) Signage and façade improvements are to be considered at a later date, under another application. <p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 12/02/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as a restaurant and two dwelling units.. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. <p>Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 12/20/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Approval of City license is subject to health inspections per the Food Code. 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) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479 4) 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 kitchen design compliance prior to commencing work in earnest. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 6) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. <p>Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 12/05/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Shall comply with 2009 NFPA 101 Chapter 36 New Mercantile Occupancy 2) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. 3) Mercantile C will not require "Exit" sign if the exit is single and obvious which in this case is true. 				
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- 4) 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.
- 5) Street addresses shall be marked on the structure
- 6) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>