

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BROWN J B & SONS

Located at
311 COMMERCIAL ST

PERMIT ID: 2014-02336 **ISSUE DATE:** 10/30/2014 **CBL:** 040 E003001

has permission to **PERMIT RE-ISSUED 11/12/2014**
Interior fit-out of shell on first floor - left side for Restaurant / Bar - ""TIQA""

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/ David Petruccelli

/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

131 Hotel rooms with restaurant and 14 residential dwelling units above

Building Inspections

Use Group: A-2/R- **Type:** 1A/2A
1/R-2
Assembly - Restaurant - Floor 1
Occupant Load = 228
Hotel - Upper Floors 2-5
Residential Condominiums (16) Floor 6
NFPA 13 System
First Floor - Left Side
MUBEC/IBC 2009

Fire Department

Classification:
Assembly
First Floor-Left Side
NFPA 101

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:

Plumbing Rough
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Fire - Change of Use Inspection
Plumbing Only

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: 2014-02336	Date Applied For: 10/06/2014	CBL: 040 E003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: 131 Hotel rooms with restaurant and 14 residential condominiums		Proposed Project Description: PERMIT RE-ISSUED 11/12/2014 Interior fit-out of shell on first floor - left side for Restaurant / Bar - ""TIQA""		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 10/21/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approved with the understanding that the interior fit-up does not require any exterior alterations. If any additional exterior vents/fans are required as part of the project, the equipment must be reviewed and approved by HP staff.				
2) All signage associated with the use requires separate review and approval.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/09/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Outside Dining requires a seoparate permit application.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) Separate permits shall be required for any new signage.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/30/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
2) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS REFERS TO THE STATE FIRE MARSHAL PERMIT AND THE PLUMBING DRAINAGE/VENT DESIGN.				
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) Approval of City license is subject to health inspections per the Food Code.				
6) The addition of plumbing fixtures,including water lines, drainage and vent piping shall be installed in compliance with the UPC 2009 code.				
7) 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.				
8) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.				
9) 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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 10/15/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2014-02336

Located at: 311 COMMERCIAL ST

CBL: 040 E003001

