DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLANI BUILDING PERMI



This is to certify that

BROWN J B & SONS

Located at

311 COMMERCIAL ST

PERMIT ID: 2014-02336

ISSUE DATE: 10/30/2014

040 E003001 CBL:

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

PERMIT ID: 2014-02336 Located at: 311 COMMERCIAL ST **CBL:** 040 E003001

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

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-02336 Date Applied For: 10/06/2014

CBL:

040 E003001

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 ""TIOA"

Dept: Historic

Status: Approved w/Conditions

Reviewer: Deborah Andrews

Approval Date:

10/21/2014

Note:

Ok to Issue:

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

Ok to Issue:

Conditions:

Note:

- 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

Ok to Issue:

Conditions:

Note:

- 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

Ok to Issue:

Conditions:

Note:

Located at: 311 COMMERCIAL ST CBL: 040 E003001 **PERMIT ID:** 2014-02336

- 1) Building owner has indicated that the space in which the restaurant is planned is set up and plumbed to existing 4,500 gallon grease interceptor. P1 First Flood Plumbing Couryard Portland ME 06-06-13 P.pdf plans from Final Approved Documents for Building Permit show plumbing connection from "future kitchen."
- 2) Tenant build-out of restaurant must plumb all three bay sinks, pre-rinse sinks, mop sinks, and dishwashers to existing plumbed connection to grease interceptor.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** David Petruccelli **Approval Date:** 10/14/2014 **Note:** • Ok to Issue: ✓

Conditions:

- 1) 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.
- 2) Application requires State Fire Marshal approval.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 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) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 6) 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.
- 7) Fire extinguishers are required per NFPA 1.
- 8) All means of egress to remain accessible at all times.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 11 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 12 **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**

 A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 13 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 14 Installation shall comply with City Code Chapter 10 and NFPA 96, Standard for ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 edition. A signed letter of certification is required.
- 15 Construction or installation shall comply with City Code Chapter 10.
- 16 Hood suppression system shall comply with NFPA 17A, 96, and UL 300. 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.
- 17 Any cutting and welding done will require a Hot Work Permit from Fire Department.