

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

638 CONGRESS STREET PARTNERS LLC

Located at

638 CONGRESS ST (650A & 652)

PERMIT ID: 2015-00095

ISSUE DATE: 03/06/2015

CBL: 045 A003001

has permission to **Change of use- Expand Restaurant/bar (Blue) into the adjoining retail space. Remove non-load bearing common wall (36'), add new section of bar wall infill and stage - storage in basement**

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

652 Congress St. - restaurant/bar
connected to 650A Congress St.

Building Inspections

Use Group: A-2 **Type:** 3A
Assembly - Restaurant/Bar
Storage - Moderate Hazard - Basement
Occupant Load = 55
NFPA 13 Sprinkler system
First Floor- 652(650A)
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 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:

Site Meeting

Close-in Plumbing/Framing

Electrical Close-in

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2015-00095	Date Applied For: 01/20/2015	CBL: 045 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 652 Congress - restaurant/bar - Blue is expanding from 650A into this space		Proposed Project Description: Change of use- Expand Restaurant/bar (Blue) into the adjoining retail space. Remove non-load bearing common wall (36'), add new section of bar wall infill and stage - storage in basement		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 03/02/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) No exterior alterations are approved with this permit. Any exterior work, including work on doors, windows, signs, lighting, siding, masonry, etc. must be reviewed and approved prior to construction.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/26/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) Separate permits shall be required for any new signage.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/03/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
3) 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: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 03/04/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Construction or installation shall comply with City Code Chapter 10.				
2) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
3) Assembly and educational occupancies and uses with an occupant load of 100 or more persons required listed panic or fire exit hardware on doors serving as a means of egress.				
4) 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.				
5) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
6) All outstanding code violations shall be corrected prior to final inspection.				
7) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.				

- 8) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
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.
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
Shall meet the requirements of 2009 NFPA 1 Fire Code.
Shall meet the requirements the most recent NFPA 30 Flammable and Combustible Liquids Code.
Shall meet the requirements the most recent NFPA 30A Code for Motor Fuel Dispensing Facilities and Repair Garages.
Shall have State Fire Marshall Permit.
Shall have DEP Permit.
- 9) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 10 All means of egress to remain accessible at all times.