

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 (Park St)

PERMIT ID: 2016-02792

ISSUE DATE: 09/15/2017

CBL: 045 A003001

has permission to **Demise a new tenant space from existing lobby and fit up as a restaurant. Create a new entry into the building with 8' by 4' canopy.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Brian Stephens

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

Building Inspections

Use Group: B

Type: 3B

Business (Restaurant)
(Assembly <50 Persons)
Total Occupant Load = 44
Restaurant Seating = 38
Sprinkled: NFPA
1st Floor, Basement
MUBEC/IBC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

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

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02792	Date Applied For: 10/27/2016	CBL: 045 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant	Proposed Project Description: Demise a new tenant space from existing lobby and fit up as a restaurant. Create a new entry into the building with 8' by 4' canopy			
Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 05/18/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) All obsolete metal fasteners on Park Street façade to be removed. 2) New jambs to be masonry, tooth-in. 3) New mortar to match existing. HP staff to review and approve test patch prior to commencing with masonry work. 4) Final canopy fascia details to be reviewed and approved by HP staff. 5) All details of proposed project to be consistent with plans and specifications reviewed and approved by Historic Preservation board on June 1, 2016. 				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/22/2017				
Note: B-3 zone Restaurant is allowed use per §14-217(a)(2)(f) No off-street parking required for change of use. Proposed canopy will extend 4' over sidewalk - based on survey and discussion with applicant, it appears that the canopy will be located entirely on private property. No setback requirements in B-3 zone.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 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. 4) The use of this unit shall remain a restaurant. Any change of use or addition of new uses shall require a separate permit application for review and approval. 5) This is being approved on the understanding that the canopy will be entirely located on private property and will not extend over city-owned property. This must be confirmed by a surveyor before construction on the canopy begins. If it is determined that any portion of the canopy will extend over city-owned property, a license from the city must be secured before construction on the canopy begins. 				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 08/10/2017				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 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) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design. 4) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. 5) The suspended fire rated ceiling & recessed fixture system & all penetrations shall be maintained throughout this occupancy 				

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- 6) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.
- 7) Separate building permits are required for the commercial tenant. This permit approves the generic space only.
- 8) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.
- 9) 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.
- 10 Each room or space that is an assembly occupancy shall have the occupant load posted in a conspicuous place near the main exit from the room or space.
- 11 This permit approves the installation of one bathroom for use by customers and employees as per the State Statute allowance for an eating establishment with a total seating capacity maximum of 40.
- 12 Approval of City license is subject to health inspections per the Food Code.
- 13 Separate Permits shall be required for any new signage.

Dept: Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 09/15/2017
Note: **Ok to Issue:**

Conditions:

- 1) Approval for business license requires inspection of grease control unit. After installation please contact Rachel Smith at rms@portlandmaine.gov or 874-8833 to schedule inspection.
- 2) Applicant to install 25GPM grease control unit or larger. Grease control unit must capture grease laden waste from any kitchen fixtures that may contain process water containing fats, oils, and greases. This includes any 3 bay sinks, dishwashing pre-rinse sink and other sources of fats, oils, and greases. It does not include dishwashers, vegetable rinse sinks or hand wash sinks.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 07/31/2017
Note: **Ok to Issue:**

Conditions:

- 1) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) The elevation of the floor and finished ground surfaces on either side of the proposed exit door opening shall not vary by more than one half of an inch. Any proposed change to the existing sidewalk elevation will need prior approval form the City of Portland Public Works department.
- 4) This review has determined that your project requires fire alarm system. A separate City of Portland 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) This review has determined that your project requires fire sprinkler system. A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 6) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.