

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

**PERMIT ID:** 2017-01859

**ISSUE DATE:** 01/18/2018

**CBL:** 045 A003001

has permission to **Amendment #2 to 2016-02792 changing layout of bar and tables. Removing kitchen so this would now be a drinking establishment rather than a restaurant.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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*/s/ Jason Grant*

**Fire Official**

*/s/ Brian Stephens*

**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***

drinking establishment

***Building Inspections***

**Use Group:** A-2      **Type:** 3B  
Assembly (Bar)  
Occupant Load = 100  
(Indoor Restaurant Load = 58  
Outdoor Restaurant Load = 38  
Bar, Office, Storage Load = 4)  
Sprinkled: NFPA 13  
First Floor and Basement  
MUBEC/IBC-2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Certificate of Occupancy/Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01859	<b>Date Applied For:</b> 11/27/2017	<b>CBL:</b> 045 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Drinking establishment		<b>Proposed Project Description:</b> Amendment #2 to 2016-02792 changing layout of bar and tables. Removing kitchen so this would now be a drinking establishment rather than a restaurant.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 11/30/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Brian Stephens	<b>Approval Date:</b> 01/17/2018	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) The outdoor seating may not be used until a separate permit is issued and posted on site.				
2) 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.				
3) The tables and chairs must not block any means of egress of any building, even during storage.				
4) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.				
5) Approval of City license is subject to health inspections per the Food Code.				
6) 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.				
7) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.				
8) All conditions and inspections from previous permits for this project are still in effect with the issuance of this amendment.				
9) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
10) 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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 11/30/2017	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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				