

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
REDFERN LWS LLC

Located at
40 PINE ST (183 Brackett St.)

PERMIT ID: 2015-00069 **ISSUE DATE:** 03/12/2015 **CBL:** 045 E042001

has permission to **Interior Alterations - Tenant fit up and finishes to vacant (Vanilla Shell) retail space for a coffee shop (475 SF) (West End Place, 183 Brackett St.)**

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/ Craig Messinger

/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

Retail unit at 183 Brackett

Building Inspections

Use Group: M

Type: 1-A/5B
above

Fire Department

Mercantile - coffee shop
Occupant Load = 17
NFPA 13 Sprinkler System
183 Brackett space
MUBEC/IBC 2009

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

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: 2015-00069	Date Applied For: 01/13/2015	CBL: 045 E042001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Two retail suites and parking on first floor with 39 residential apartments above		Proposed Project Description: Interior Alterations - Tenant fit up and finishes to vacant (Vanilla Shell) retail space for a coffee shop (475 SF) (West End Place, 183 Brackett St.)		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/02/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) HP Board consented on 11/5/14 to amending approved plan to move the coffee shop window to the north (left, as viewed from Brackett Street,) and changing the window to a sliding operable window for take out service.				
2) No exterior alterations are approved with this permit, except as previously approved (see condition above.) Exterior signs and lighting are to be reviewed and approved prior to ordering and installation.				
3) Interior fit-up to be in accordance with previously approved building construction plans and amendments.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/27/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This classification for a retail use is based upon NOT MORE than nine (9) seats shown on your plans. If you are to increase the number of seats to ten (10) or more, YOU SHALL BE REQUIRED to apply for a change of use permit for a restaurant use. In the B-1 zone, restaurant uses must be approved by the Zoning Board of Appeals prior to its use.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/12/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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) Approval of City license is subject to health inspections per the Food Code.				
3) 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 the kitchen/bar design compliance prior to commencing work in earnest.				
4) 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				
5) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
6) 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: 03/05/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Document plans do not show any grease control equipment. A point source unit should be installed at the 3 bay sink. A Great Basin unit sized for the sink flow should be installed, or equivalent.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 03/05/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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.				

PERMIT ID: 2015-00069

Located at: 40 PINE ST (183 Brackett St.)

CBL: 045 E042001

2) Shall comply with NFPA 101, Chapter 37, Existing Mercantile Occupancies.

3) All construction shall comply with City Code Chapter 10.