

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REDFERN LONGFELLOW LLC

Located at

667 CONGRESS ST

PERMIT ID: 2016-01765

ISSUE DATE: 07/21/2016

CBL: 046 C019001

has permission to **Interior Fit-Up of Joe's Variety store with a commercial kitchen (no customer seating).**

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/ Michael White

/s/ Laurie Leader

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

Building Inspections

Use Group: M

Type: 1B

Joe's Mercantile

Occupant load = 87

Sprinkler System NFPA 13

MERCANTILE ONLY

MUBEC/IBC 2009

Fire Department

Classification:

Class C Mercantile

ENTIRE

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

Electrical - Commercial

Fire Inspection

Final 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: 2016-01765	Date Applied For: 07/01/2016	CBL: 046 C019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 139 dwelling units, one retail space, and parking garage ("667 Congress Street Apartments" and "Joe's Variety Store")		Proposed Project Description: Interior Fit-Up of Joe's Variety store with a commercial kitchen (no customer seating).		
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 07/05/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Approved with understanding that fit-up includes no exterior alterations other than what was previously approved in conjunction with building construction.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/18/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3 zone No off-street parking required				
Conditions:				
1) This unit shall remain a retail store with no customer seating. Any change of use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 07/19/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
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.				
4) 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.				
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Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 07/06/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Inspection of installed grease trap required. Please contact Rachel Smith at 874-8833 or rms@portlandmaine.gov to schedule inspection				
2) Applicant is required to install an Automatic Grease Removal Unit with a minimum capability of 25 gallons per minute or greater. Equipment will capture grease laden waste from any fixtures which may contain kitchen process water containing fats, oils, and greases. This includes any three bay sinks, any dishwasher pre-rinse sinks, and any other sources of fats, oils and greases. It does not include dishwashers, vegetable wash sinks, or hand wash sinks.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 07/19/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All construction shall comply with 2009 NFPA 101, Chapter 36 New Mercaltile Occupancies, Class C.				

- 2) A separate Fire Suppression System Permit is required for all new fire suppression systems. This review does not include approval of system design or installation.
- 3) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.
- 4) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 5) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 6) A Knox Box is required.
- 7) All construction shall comply with City Code, Chapter 10.