

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DEERING AVENUE REALTY LLC

Located at

3 DEERING AVE

PERMIT ID: 2016-00073

ISSUE DATE: 03/17/2016

CBL: 047 A004001

has permission to **Change of use from retail to a restaurant. Structural activity to include demolishing of interior partitions, building new interior partitions, and creating an ADA compliant restroom.**

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/ 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

restaurant

Building Inspections

Use Group: B

Type: 5B

Business - Assembly (Restaurant less than 50)

Occupant load = 49

Building is not sprinkled

FIRST FLOOR ONLY

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-00073

Located at: 3 DEERING AVE

CBL: 047 A004001

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

Final - Fire

Final - Electric

Certificate of Occupancy/Final

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: 2016-00073 | Date Applied For: 01/12/2016 | CBL: 047 A004001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Restaurant | Proposed Project Description: Change of use from retail to a restaurant. Structural activity to include demolishing of interior partitions, building new interior partitions, and creating an ADA compliant restroom. | | | |
| Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 02/08/2016 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) No exterior alterations are approved with this permit. Any exterior work, including but not limited to lighting, signs, windows, trim siding, venting, kitchen exhaust, other mechanicals, etc. must be reviewed and approved separately, prior to construction. | | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/01/2016 | | | | |
| Note: B-2b zone Change of use <10,000 sf do not require parking; floor area approx. 1,400 sf - OK | | | | 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) Per Section 14-182(b)(6) of the zoning ordinance, restaurants in the B-2b zone must close for all purposes including the service of alcohol no later than 11:00 PM. | | | | |
| Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 03/15/2016 | | | | |
| 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) 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) Approval of City license is subject to health inspections per the Food Code. | | | | |
| 5) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Department. | | | | |
| 6) 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. | | | | |
| 7) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods. | | | | |
| 8) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. | | | | |
| Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 01/25/2016 | | | | |
| Note: | | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Conditions: | | | | |
| 1) Approval for a business license application requires inspection of required grease control equipment. After installation of GB-35 or equivalent, please contact the Department of Public Works, Water Resources Division at 207-874-8846 to set up an inspection. | | | | |
| 2) Applicant indicated the installation of a GB-35. This or equivalent is required to capture grease laden waste from any fixtures with kitchen process water containing fats, oils and greases. This includes 3-bay sinks, any dishwashing pre-rinse sinks and other sources of fats, oils and greases. It does not include dishwashers or hand sinks. | | | | |

