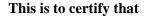
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERM



DEERING AVENUE REALTY LLC

Located at

3 DEERING AVE

CBL: 047 A004001

PERMIT ID: 2016-00073 **ISSUE DATE:** 03/17/2016

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 the	reof is lathed or otherwise
clsoed-in. 48 HOUR NOTICE	E 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.

Fire Department

/s/ Craig Messinger

/s/ Laurie Leader

Fire Official

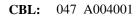
Building Official

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 InspectionsUse Group: BType: 5BBusiness - Assembly (Restaurant less
than 50)Occupant load = 49Occupant load = 49Building is not sprinkledFIRST FLOOR ONLYMUBEC/IBC 2009

PERMIT ID: 2016-00073





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:	Date Applied For:	CBL:			
	Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	2016-00073	01/12/2016	047 A004001			
Proj	posed Use: Propose	d Project Description:					
Re	staurant Chang includ	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.					
D	ept: Historic Status: Approved w/Conditions Reviewer:	Robert Wiener	Approval Da	te: 02/08/2016			
N	ote:			Ok to Issue: 🗹			
С	onditions:						
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.							
D	ept: Zoning Status: Approved w/Conditions Reviewers	Christina Stacey	Approval Da	te: 02/01/2016			
N	ote: B-2b zone	1 400 -f OV		Ok to Issue: 🗹			
C	Change of use <10,000 sf do not require parking; floor area approx. onditions:	1,400 sf - OK					
	This permit is being approved on the basis of plans submitted. Any devia	ations shall require a	a separate approval b	efore 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 alcohol no later than 11:00 PM.	zone must close fo	r all purposes includi	ng the service of			
D	ept: Building Inspecti Status: Approved w/Conditions Reviewer	Laurie Leader	Approval Da	te: 03/15/2016			
N	ote:			Ok to Issue: 🗹			
С	onditions:						
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 applicar approved plans requires separate review and approval prior to work.	t or design professi	onal. Any deviation f	rom the final			
3)	This project includes alterations that Maine state law requires for complia	nce with the 2010	ADA Standards for A	ccessible Design.			
4)	Approval of City license is subject to health inspections per the Food Coo	le.					
5)	Approval is subject to compliance with City and State Food Codes per th	e Portland Public H	ealth 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 speci-	fications and the UI	L listing.				
D	ept: Engineering DPS Status: Approved w/Conditions Reviewer:	Rachel Smith	Approval Da	te: 01/25/2016			
	ote:			Ok to Issue:			
	onditions:						
	Approval for a business license application requires inspection of require equivalent, please contact the Department of Public Works, Water Resou						
2)	Applicant indicated the installation of a GB-35. This or equivalent is required kitchen process water containing fats, oils and greases. This includes 3-base of fats, oils and greases. It does not include dishwasters or hand sinks.						

Dept:	Fire Statu	s: Approved w/Conditions	Reviewer:	Craig Messinger	Approval Date:	02/11/2016		
Note:					Ok t	o Issue: 🔽		
Conditions:								
1) Per	1) Per the C of O from 2-13-2009, the occupancy shall be limited to 24 seats in restaurant.							
2) All	2) All construction shall comply with City Code Chapter 10.							
3) Sha	3) Shall meet the requirements of 2009 NFPA 1 Fire Code.							
4) All	4) All outstanding code violations shall be corrected prior to final inspection.							
5) Sha	5) Shall comply with NFPA 101, Chapter 38, New Business Occupancies.							