

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DASSA MARTIN B & ROCHELLE G DASSA JTS

Located at

747 CONGRESS ST

PERMIT ID: 2016-02112

ISSUE DATE: 01/19/2017

CBL: 047 A020001

has permission to **Change of use to a 15-room inn and restaurant. Demo & replacement of existing side entry stairs in the same footprint. Construct new 1st floor building addition over existing footprint. Install new elevator shaft structure through roof.**

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 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.

/s/ Michael White

/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

15-room inn and restaurant

Building Inspections

Use Group: B/R-1 **Type:** 3B
Business - restaurant, occupancy less than 50 (32)
Residential Hotel (15 room inn) = 49
Occupants
NFPA 13 Sprinkler system
ENTIRE
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Grease Trap
Setbacks and Footings Prior to Pouring
Foundation/Rebar
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Plumbing Under Slab
Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Final - Electric
Final - Fire
Final - DRC
Site VISIT

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02112	Date Applied For: 08/10/2016	CBL: 047 A020001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Fifteen (15) Room Inn and Restaurant ("The Francis")		Proposed Project Description: Change of use to a 15-room inn and restaurant. Demo & replacement of existing side entry stairs in the same footprint. Construct new 1st floor building addition over existing footprint. Install new elevator shaft structure through roof.		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Deborah Andrews	Approval Date: 10/14/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval does not apply to exterior signs. All signs to be reviewed and approved separately.				
2) All construction details to be consistent with plans and specifications approved by the Historic Preservation Board.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Shukria Wiar	Approval Date: 09/19/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-2b zone				
New and replacement construction all within existing footprint - no changes to setbacks. New elevator shaft structure above roofline - meets §14-430(a) roof structure exemption. Parking approved per PB site plan				
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.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/13/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
3) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.				
4) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.				
5) 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.				
6) Separate permits are required for the fit up of the restaurant kitchen and prep areas.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 08/22/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Applicant to install GGX-35 unit or equivalent. This unit will capture all grease laden waste from any fixtures that may contain kitchen process water containing fats, oils and greases. This includes any 3-bay sinks, any dishwashing pre-rinse sinks and other sources of fats, oils, and greases. This does not include dishwashers (unless grease control unit is rated for this application), vegetable wash sinks or hand sinks.				

