

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KAPLAN 742 LLC /self

Located at

742 CONGRESS ST

PERMIT ID: 2013-01014

ISSUE DATE: 07/16/2013

CBL: 054 G004001

has permission to **Change of use with interior fit-up for bakery/retail /restaurant (12 seats)** 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/ Chris Pirone

/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 bakery & restaurant

Building Inspections

Use Group: F-1/M **Type:** 3B

Industrial - Bakery & Mercantile

ENTIRE

MUBEC/IBC 2009

Fire Department

Classification:

Class C Mercantile

ENTIRE

2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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:

Plumbing Only

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Final - Electric

Certificate of Occupancy/Final

Final - Fire

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: 2013-01014	Date Applied For: 05/20/2013	CBL: 054 G004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Bakery/retail/restaurant		Proposed Project Description: Change of use with interior fit-up for bakery/retail /restaurant (12 seats)		
Dept: Historic		Status: Approved	Reviewer: Deb Andrews	Approval Date: 07/02/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) Interior work only - no HP approval required		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/30/2013
Note: Change of use in B-2b zone does not require more parking than what already exists. Bakeries allowed in B-2b if include retail sales & area is 7,000 sf or less.		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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.		
		3) With the issuance of this permit and the certificate of occupancy this property shall remain as a retail bakery and restaurant. Any change of use shall require a separate permit application for review and approval.		
		4) Separate permits shall be required for any new signage.		
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 07/12/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) <input type="checkbox"/> Approval of City license is subject to health inspections per the Food Code.		
		2) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept.		
		3) <input type="checkbox"/> Permit 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) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.		
		5) <input type="checkbox"/> Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.		
		6) <input type="checkbox"/> Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.		
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 07/12/2013
Note: Incomplete code analysis. What's the use?		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:		1) All means of egress to remain accessible at all times.		
		2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.		
		3) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.		
		4) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.		

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- 5) Fire extinguishers are required per NFPA 1.
- 6) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 7) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 10 Construction or installation shall comply with City Code Chapter 10.
- 11 Shall comply with 2009 NFPA 101 Chapter 37 Existing Mercantile Occupancy
- 12 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.