

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

DIBENEDETTO NATALIE

**Located at**

722 Congress St (Rear, separate entry)

**PERMIT ID:** 2014-01574

**ISSUE DATE:** 09/29/2014

**CBL:** 055 D006001

has permission to **Construct a new 485 SF single-story addition (in rear) attached to existing coffee shop for a retail window service Take-Out establishment and Catering business** 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***

Coffee shop (restaurant) & retail take-out establishment with catering

***Building Inspections***

**Use Group:** M      **Type:** 5B  
Mercantile - Take out/Catering  
Occupant Load - 3  
First Floor - Rear  
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](mailto: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:**

Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Plumbing Rough  
Close-in Plumbing/Framing  
Electrical Close-in  
Above Ceiling Inspection  
Certificate of Occupancy/Final  
Final - Electric  
Fire - Change of Use Inspection  
Final - Commercial

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-01574	<b>Date Applied For:</b> 07/17/2014	<b>CBL:</b> 055 D006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Coffee shop (restaurant) with attached Take-Out and Catering Kitchen - Skillet, no interconnection of buildings		<b>Proposed Project Description:</b> Construct a new 485 SF single-story addition (in rear) attached to existing coffee shop for a retail window service Take-Out establishment and Catering business		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 09/29/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Applicant to contact Rob Wiener, Preservation Compliance Coordinator, for final inspection prior to requesting Cof O.				
2) Approved by HP Board on 8/6/14, subject to conditions. Applicant subsequently submitted revised drawings and additional details to satisfy Board conditions (dated 8/27/14 and 9/22/14). Only one condition of approval remains outstanding: project architects to submit shop drawings of canopy prior to fabrication.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/01/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) Separate permits shall be required for any new signage.				
4) This property shall remain as a coffee shop (restaurant) & a retail take-out establishment with catering.. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 09/23/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) 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.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
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 Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 08/11/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> Plumbing plan indicates a grease skimmer in slab. Need to get specifics on type of unit.				
<b>Conditions:</b>				
1) In ground placement of unit must have proper clearance to access and maintain the unit, including the ability to remove the capture container daily.				
2) Applicant and designer have discussed required grease control equipment with Frank Brancely. An automatic grease removal unit to be installed must be able to handle expected flows from drained fixtures. May require a unit with higher gallon per minute capacity.				

**PERMIT ID:** 2014-01574

**Located at:** 722 Congress St (Rear, separate

**CBL:** 055 D006001

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Chris Pirone

**Approval Date:** 08/14/2014

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) Shall comply with 2009 NFPA 101 Chapter 37 Existing Mercantile Occupancies  
Shall comply with 2009 NFPA 1 Chapter 20.12 Mercantile Occupancies.  
All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 2) 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.
- 3) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.  
Any cutting and welding done will require a Hot Work Permit from Fire Department.  
All means of egress to remain accessible at all times.
- 4) Fire extinguishers are required per NFPA 1 Table 13.6.2.  
Type of Fire Extinguisher will be a 2A 10 B:C
- 5) A separate Hood Permit is required complying with NFPA 96. This review does not include approval of sprinkler system design or installation.
- 6) Premises Identification.

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

Address numbers shall contrast with their background.