

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

PRINCESS K LLC (Marika Green)/Dovetail Group

**Located at**

64 PINE ST

**PERMIT ID:** 2013-00915

**ISSUE DATE:** 06/07/2013

**CBL:** 056 C002001

has permission to **Change of use from Retail to retail and restaurant (café) with addition to kitchen for owner catering only**

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/ Benjamin Wallace Jr*

*/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***

ZBA appeal to allow restaurant 3/7/13  
Use is retail, restaurant and kitchen for their catering events

***Building Inspections***

**Use Group:** B      **Type:** 5B  
Café/Market with < 50 seats  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Class C Mercantile  
ENTIRE  
NFPA 2009

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

Footings/Setbacks  
Foundation/Backfill  
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.

|   |  |  |  |                            |
|---|--|--|--|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>   |  | <b>Permit No:</b><br>2013-00915  | <b>Date Applied For:</b><br>05/07/2013 | <b>CBL:</b><br>056 C002001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |  |  |  |                            |
| <b>Proposed Use:</b><br>Change of use to retail and restaurant (café) with addition to kitchen for owner catering only  |  | <b>Proposed Project Description:</b><br>Change of use from Retail to retail and restaurant (café) with addition to kitchen for owner catering only |  |                            |
| <b>Dept:</b> Historic <b>Status:</b> Approved <b>Reviewer:</b> Deb Andrews <b>Approval Date:</b> 05/30/2013   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Note:</b>  |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 05/07/2013  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Note:</b> Wait for Planning sign off before issuing -ZBA approved the restaurant use 3/7/2013  |  |  |  |                            |
| <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 property shall remain uses for retail and restaurant (café) and commercial kitchen for their catering only not to be leased out to other businesses. . 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> 06/05/2013  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Note:</b>  |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| 1) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.  |  |  |  |                            |
| 2) 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.  |  |  |  |                            |
| 3) The installation of the hood and duct shall comply with the NFPA 96 requirements for clearance distance to combustibile framing at the roof/ceiling or provide a reduction method as allowed per Sec. 4.2.3 of this code.  |  |  |  |                            |
| 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.  |  |  |  |                            |
| 6) 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.  |  |  |  |                            |
| 7) 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. |  |  |  |                            |
| 8) The new exterior doors shall comply with the floor elevation requirements of IBC Sec. 1008.1.5 which states that there shall be a floor or landing at the same elevation on each side of the door.   |  |  |  |                            |
| <b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Benjamin Wallace Jr <b>Approval Date:</b> 06/06/2013  |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Note:</b> Per Captain Pirone the occupant load in the customer area is less than 50 and the occupancy is Class C Mercantile.   |  |  |  |                            |
| <b>Conditions:</b>  |  |  |  |                            |
| 1) Exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.  |  |  |  |                            |
| 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) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.                    |  |  |  |                            |

**PERMIT ID:** 2013-00915

**Located at:** 64 PINE ST

**CBL:** 056 C002001

- 4) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) Fire extinguishers are required per NFPA 1. A Class K fire extinguisher is required in the kitchen.
- 6) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 7) \*\* The door from the customer area into the kitchen shall NOT be marked as an exit \*\*
- 8) Construction or installation shall comply with City Code Chapter 10.
- 9) All means of egress to remain accessible at all times.
- 10) A separate commercial hood is required. Installation shall comply with NFPA 96. This permit does not indicate review or approval of the commercial hood system.
- 11) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 12) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 13) A separate Non-Water Based Fire Suppression System permit is required for the hood suppression system. Installation shall comply with NFPA 96 and UL 300. The permit does not indicate review or approval of the hood suppression system.