

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
58 PINE STREET LLC

Located at
56 PINE ST (#58)

PERMIT ID: 2017-00033 ISSUE DATE: 03/08/2017 CBL: 056 C005001

has permission to **Interior renovations - update kitchen equipment, reconfigure 2/3 of restaurant area and new ADA bathroom. Install 2 new windows, replace exterior door and install 8' high fence around rear dining patio with gate**

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/ Jason Grant

/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

Restaurant

Building Inspections

Use Group: A-2 Type: 5B
Assembly - restaurant, basement storage
Occupant Load = 80
Mixed use 2 residential units and office above
Nonsprinkled
First Floor
MUBEC/IBC 2009

Fire Department

Classification:
Assembly
Resturant
NFPA 101 CH# 13

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

Final - Fire

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: 2017-00033	Date Applied For: 01/10/2017	CBL: 056 C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor - restaurant	Proposed Project Description: Interior renovations - update kitchen equipment, reconfigure 2/3 of restaurant area and new ADA bathroom. Install 2 new windows, replace exterior door and install 8' high fence around rear dining patio with gate			
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 02/28/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> Window muntins are to be 5/8" trapezoidally shaped (putty glaze profile.) Glass is to appear clear, non-reflective, and non-tinted, with a minimum VTR for the glass of .7. Trim color shall be low in contrast with the siding color, a color scheme designed to not call attention to the windows. Any signage or exterior lighting must be reviewed and approved separately, prior to ordering and installation. HP staff understands the 3 new awning windows proposed for the ground floor are to be colored to closely match the medium beige / light bronze of the existing 2nd floor windows. Exterior trim is to be painted wood, applied in the field: historic sill and flat casing with legs not to exceed 3.5" (similar in width to existing windows,) and with a band if necessary. 				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/08/2017
Note: B-1 zone		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. With the exception of the fence installation, this permit is approving work within the existing building footprint and shell only. Separate permits shall be required for any new signage. This tenant space shall remain a restaurant. Any change of use or addition of new uses shall require a separate permit application for review and approval. 				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 03/08/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> The installation must comply with the Manufacturers' Listing, and MUBEC codes and standards. 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. All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance. All penetrations shall maintain the fire resistance rating of walls and ceilings with approved materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4 Approval of City license is subject to health inspections per the Food Code. Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. 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. 				

PERMIT ID: 2017-00033

Located at: 56 PINE ST (#58)

CBL: 056 C005001

Dept: Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 01/12/2017

Note: **Ok to Issue:**

Conditions:

- 1) Continued maintenance on newly installed grease trap.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/08/2017

Note: **Ok to Issue:**

Conditions:

- 1) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101, Chapters # 43 & 13
All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
All means of egress to remain accessible at all times.
- 3) Patio gate exit must have a sign that indicating that it is a emergency exit and a sign that states THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED
- 4) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
A wet chemical class K fire extinguisher is needed within 30' of travel distance for the kitchen hood system