

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
211 DANFORTH LLC

**Located at**  
211 DANFORTH ST

**PERMIT ID:** 2014-01800    **ISSUE DATE:** 09/25/2014    **CBL:** 057 E008001

has permission to    **Commercial - Mixed Use: Phase II - Renovations of existing building. No expansion of structure.**

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/ Craig Messinger*

*/s/ Laurie Leader*

**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 - space at the left end on Clark Street.(Vespucci's) - restaurant approved under conditional use on 10-17-13

***Building Inspections***

**Use Group:** A-3/S-    **Type:** 5B  
2/M  
Restaurant/retail/storage in basement (Phase II)  
Mixed use separated  
Occupant load = 73  
Not sprinkled  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

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:**

Close-in Plumbing/Framing w/Fire & Draft Stopping  
Above Ceiling Inspection  
Certificate of Occupancy/Final  
Electrical Close-in

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> 2014-01800	<b>Date Applied For:</b> 08/12/2014	<b>CBL:</b> 057 E008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of use from retail to retail & restaurant (ZBA approved 10/17/2013)		<b>Proposed Project Description:</b> Commercial - Mixed Use: Phase II - Renovations of existing building. No expansion of structure.		
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<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 09/10/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This approval does not extend to exterior signs. Final specifications for signs and sign lighting to be submitted to HP staff for review and approval prior to installation. All signs and lighting shall generally conform to that shown on approved elevations.				
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 08/13/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> Had been working on the building to allow the space to be available so the ZBA approval is still valid				
<b>Conditions:</b>				
1) Separate permits shall be required for any new signage.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) During its existence, all aspects of the conditional use restaurant appeal shall be maintained. Any significant changes shall require a separate approval thru the ZBA.				
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<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 09/25/2014	<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) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479				
3) 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.				
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<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 08/26/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All outstanding code violations shall be corrected prior to final inspection.				
2) Application requires State Fire Marshal approval.				
3) Emergency lights and 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.				
4) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies				
5) All construction shall comply with City Code Chapter 10.				