

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

26 BRACKETT STREET LLC

Located at

26 BRACKETT ST (28 - right side)

PERMIT ID: 2013-01047

ISSUE DATE: 07/22/2013

CBL: 058 D011001

has permission to **Change of use and tenant fit up for retail coffee shop - build removable counter, electric (new outlets & fixtures) and plumbing (5 sinks)**

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 cloed-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/ Jon Rioux

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

1st floor - two retail spaces
3 resdietniial units above (pending permit
#2011-05-1226)

Building Inspections

Use Group: B/ R **Type:** 5B

ENTIRE

MUBEC

Fire Department

Classification:
Class C Mercantile
Floor 1 28 Brackett
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:

Close-in Plumbing/Framing

Electrical - Commercial

Final Inspection

Certificate of Occupancy/Final

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: 2013-01047 | Date Applied For: 05/22/2013 | CBL: 058 D011001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Retail Coffee Shop (nine seats or less) | Proposed Project Description: Change of use and tenant fit up for retail coffee shop - build removable counter, electric (new outlets & fixtures) and plumbing sinks) | | | |
| Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/30/2013 | | Note: Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) This classification for a retail use is based upon NOT MORE than nine (9) seats shown on your plans. If you are to increase the number of seats to ten (10) or more, YOU SHALL BE REQUIRED to apply for a change of use permit for a restaurant use. In the B-1 zone, restaurant uses must be approved by the Zoning Board of Appeals prior to its use. | | | | |
| 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| 3) This property shall remain as two retail spaces on the first floor and three dwelling units (pending permit 2011-05-1226) above. 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: Jon Rioux Approval Date: 07/22/2013 | | Note: Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) The basement is NOT approved as habitable space. | | | | |
| 2) 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. | | | | |
| 3) The tables and chairs must not block any means of egress of any building, even during storage. | | | | |
| Single Exits Occupancies shall comply with the occupant load and travel distance indicated in Table 1021.2 at all times. | | | | |
| 1021.3 Exit continuity. Exits shall be continuous from the point of entry into the exit to the exit discharge. | | | | |
| 4) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8. | | | | |
| 5) New or renovated stairs will require separate review and approval; modification(s) may be required on the existing stairs, guards, and handrails. | | | | |
| 6) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. | | | | |
| 7) 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5. | | | | |
| Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 06/28/2013 | | Note: Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) Must meet requirements of 2009 NFPA 101 Chapter 36 New Mercantile Occupancies | | | | |
| 2) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf | | | | |