

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HO DUC N & YEM T LEE JTS

**Located at**

249 ST JOHN ST 2nd floor

**PERMIT ID:** 2013-01292

**ISSUE DATE:** 10/16/2013

**CBL:** 064 D006001

has permission to **Change of use from office to restaurant/coffee house (12 seats) only serving coffee and packaged food at this point - no stove or hood**

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/ 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***

1st floor restaurant  
2nd floor coffee house w/games  
(restaurant)  
3rd floor - storage

***Building Inspections***

**Use Group:** B      **Type:** 5B  
Business - Coffee House/Games w/<  
50 occupants  
2nd Floor  
MUBEC/IBC 2009

***Fire Department***

**PERMIT ID:** 2013-01292

**Located at:** 249 ST JOHN ST 2nd floor

**CBL:** 064 D006001

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:**

Plumbing Only

Electrical - Commercial

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> 2013-01292	<b>Date Applied For:</b> 06/20/2013	<b>CBL:</b> 064 D006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant/coffee house w/games - 12 seats	<b>Proposed Project Description:</b> Change of use from office to restaurant/coffee house (12 seats) only serving coffee and packaged food at this point - no stove or hood			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 06/21/2013 <b>Note:</b> B-2 Zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 770 sf of area for public - needs 5 spaces - 12 shown on plot plan.				
<b>Conditions:</b> 1) In the B-2 zone, a restaurant must close at 11:00 pm. 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a restaurant on the first floor, a restaurant on the second floor and the third floor unoccupied used for storage only. Any change of use shall require a separate permit application for review and approval. 3) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 10/16/2013 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b> 1) The Certificate of Occupancy will not be issued prior to correction of building code and use violations in the building relating to the 3rd floor occupancy 2) This does not approve any cooking of food. Cooking appliances with kitchen hood ventilation/suppression requires a separate application for permit review. 3) 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. 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 10/10/2013 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b> 1) The inspection for this permit will not be approved until the third floor space either: 1. Used as its approved legal use "Storage" 2. A separate change of use permit to be submitted to Business which is what the space is currently being used. 2) All outstanding code violations shall be corrected prior to final inspection. 3) Shall comply with 2009 NFPA 101 Chapter 36 New Mercantile Occupancies 4) 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. 5) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a>				