

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ARCAND PROPERTIES LLC

Located at

953 CONGRESS ST

PERMIT ID: 2018-00288

ISSUE DATE: 04/11/2018

CBL: 065 C003001

has permission to **Change of use from restaurant to retail ice cream. No seating.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Greg Gilbert

Fire Official

/s/ Greg Gilbert

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

Building Inspections

Use Group: M Type:

Retail Ice Cream shop

Occupant load - 10

non-sprinkled

ENTIRE

2009 IBC / MUBEC

Fire Department

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:

Final - Commercial

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: 2018-00288	Date Applied For: 03/05/2018	CBL: 065 C003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail (ice cream-- no tables)		Proposed Project Description: Change of use from restaurant to retail ice cream. No seating.		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/16/2018</p> <p>Note: B-2 retail use permitted - section 14-182 all interior work no parking required for retail space under 2,000 sf [14-332(h)]</p> <p style="text-align: right;">Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as retail. Any change of use shall require a separate permit application for review and approval. 3) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only. 4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 5) This classification for a retail use is based upon not more than nine (9) customer seats as 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. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 04/11/2018</p> <p>Note:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) All construction shall comply with City Code Chapter 10. 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) 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. 				
<p>Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Benjamin Pearson Approval Date: 03/28/2018</p> <p>Note:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Applicant has grease control equipment and is required to maintain the unit monthly. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 04/11/2018</p> <p>Note:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All means of egress to remain accessible at all times. 2) This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4). 3) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code. 4) State Fire Marshal permit required for final inspection 				

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5) Class barrier must be tempered glass or replaced with a safe barrier.