

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
FORT MCKINLEY LLC

Located at
255 Diamond Ave (Great Diamond Island)

PERMIT ID: 2017-00584 **ISSUE DATE:** 06/14/2017 **CBL:** 083F A320001

has permission to **NEW 2017 Outdoor Seating (private property) 4 tables/12 chairs**
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.

N/A

/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

Retail

Building Inspections

Use Group: M **Type:** n?
Mercantile
Outdoor seating = 12
First Floor
MUBEC/IBC 2009

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:

Outside Dining - Renewals

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: 2017-00584	Date Applied For: 04/25/2017	CBL: 083F A320001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Store - The General Store at Diamond Cove		Proposed Project Description: NEW 2017 Outdoor Seating (private property) 4 tables/12 chairs		
Dept: Historic	Status: Not Applicable	Reviewer: Deborah Andrews	Approval Date: 05/02/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 04/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: IR-3 zone, part SZ				
Conditions:				
1) This unit shall remain a retail use. In order to remain retail, the number of indoor customer seats MAY NOT exceed nine (outdoor seats are not counted). Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/13/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) The tables and chairs must not block any means of egress of any building, even during storage. A minimum of 5% of the total seats shall have tables compliant with the ADA standards for height and clearances.				
2) This permit approves this area for outside dining on private property, your license shall be updated at the City Clerks office. THIS IS A ONE TIME PERMIT UNLESS THE AREA IS EXPANDED.				