

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FORESTATE MAINE ASSOCIATES LLC

**Located at**

428 FOREST AVE

**PERMIT ID:** 2016-02667

**ISSUE DATE:** 10/28/2016

**CBL:** 116 C001001

has permission to **Post-fire renovation of building. Includes construction of new interior space with rear landing/stairs. New sprinkler system.**

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 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/ Michael White*

*/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***

Restaurant and four dwelling units

***Building Inspections***

**Use Group:** A-2/R-2    **Type:** 5B

Restaurant  
Four dwelling units  
Building is sprinkled  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***

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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 are 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 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.**

### **REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Final - Commercial

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> 2016-02667	<b>Date Applied For:</b> 10/12/2016	<b>CBL:</b> 116 C001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Multi-use building - restaurant & four (4) dwelling units		<b>Proposed Project Description:</b> Post-fire renovation of building. Includes construction of new interior space with rear landing/stairs. New sprinkler system.		
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Christina Stacey      <b>Approval Date:</b> 10/21/2016</p> <p><b>Note:</b> All interior work, except for the creation of new interior space in the existing rear "courtyard" for an egress, <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>and a new exterior rear landing/stairs.</p> <p>B-2b zone  Lot size 7,176 sf, no minimum req in this zone  No required front yard setback  Rear yard 10' min, proposed new interior space and landing/stairs &gt;20' scaled from tax map - OK  No required setback from side property line or side street  Max impervious surface 80% = 5,740 sf max, total existing and proposed approx. 4,400 sf - OK</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) This property shall remain a restaurant and four dwelling units. Any change of use or establishment of new uses shall require a separate permit application for review and approval.</li> <li>2) Separate permits shall be required for any new signage.</li> </ol>				
<p><b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Laurie Leader      <b>Approval Date:</b> 10/28/2016</p> <p><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7 and all penetrations shall be treated with approved materials and methods, including electrical fixtures and exhaust vents.</li> <li>2) 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.</li> <li>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</li> <li>5) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.</li> </ol> <p>The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</p> <ol style="list-style-type: none"> <li>6) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.</li> <li>7) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.</li> <li>8) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.</li> <li>9) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 &amp; 302.12</li> </ol> <p><b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Rachel Smith      <b>Approval Date:</b> 10/25/2016</p> <p><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p>				

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1) Applicant will install grease control equipment if restaurant is scheduled to take over space again. Due to the fire, they are simply reapplying with the same uses, however, unsure if a restaurant will occupy the space. Should a restaurant be spec'd, a grease trap will be required and applicant can contact 874-8801 to determine the requirements.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Michael White      **Approval Date:** 10/14/2016  
**Note:**      **Ok to Issue:**

**Conditions:**

- 1) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 2) Fire department connection type and location shall be approved by the AHJ.
- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All construction shall comply with 2009 NFPA 101, Chapter 37 Existing Mercantile Occupancies.
- 5) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartment Buildings.
- 6) Application requires State Fire Marshal approval.
- 7) A Knox Box is required.
- 8) All construction shall comply with 2009 NFPA 101, Chapter 9 Building Service and Fire Protection Equipment.
- 9) Sprinkler system installation shall comply with NFPA 13.
- 10) Sprinkler system installation shall comply with NFPA 13R.
- 11) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
- 12) Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.
- 13) All construction shall comply with City Code, Chapter 10.