

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ODD FELLOWS HALL CO OF DEERING

**Located at**

651 FOREST AVE

**PERMIT ID:** 2017-01143

**ISSUE DATE:** 08/24/2017

**CBL:** 125 N008001

has permission to **Change of use from retail to coffee shop. Removal of partition and electrical/plumbing for appliances.**

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.

*/s/ Jason Grant*

*/s/ Greg Gilbert*

**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

***Building Inspections***

**Use Group:** B

**Type:** 3B

Ground Floor business use

Non Sprinkled

First Floor, Basement

MUBEC / 2009 IBC

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Close-in Plumbing/Framing

Electrical - Commercial

Certificate of Occupancy/Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01143	<b>Date Applied For:</b> 07/17/2017	<b>CBL:</b> 125 N008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant/Coffee Shop (Little Woodfords)	<b>Proposed Project Description:</b> Change of use from retail to coffee shop. Removal of partition and electrical/plumbing for appliances.			
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 07/26/2017 <b>Note:</b> B-2b zone <b>Ok to Issue:</b> <input checked="" type="checkbox"/> No off-street parking required - CofU <10,000 sf in B-2b zone.				
<b>Conditions:</b>				
1) This unit shall remain a restaurant/coffee shop. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) As required by the B-2b zoning, Sec 14-182, the restaurant must close no later 11:00 PM daily. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Greg Gilbert <b>Approval Date:</b> 08/24/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery back up are required on each floor. 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials "permitted by the building type of construction", and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC). 3) 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. 4) 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 5) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 6) 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.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 08/17/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) Applicant to install 25GPM or larger grease control unit. Equipment will capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases. This includes any 3-bay sinks, any dishwashing pre-rinse sinks but does not include hand sinks.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jason Grant <b>Approval Date:</b> 08/11/2017 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.				

- 2) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.  
For light or ordinary hazard buildings, a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.
- 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.  
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).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.