

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

KAPLAN 47 LLC

Located at

51 OCEAN AVE

PERMIT ID: 2017-00016

ISSUE DATE: 03/09/2017

CBL: 129 H001001

has permission to **Change of use from personal services to ice cream take out window.**

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.
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/s/ David Petruccelli

/s/ Brian Stephens

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: B

Type: 5B

Business

Occupant Load = 5

Non-sprinkled

First Floor Left

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:

Framing Only

Certificate of Occupancy/Final Inspection

Final - Fire

Electrical Close-in

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: 2017-00016	Date Applied For: 01/04/2017	CBL: 129 H001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail Ice Cream Shop- take out window only		Proposed Project Description: Change of use from personal services to ice cream take out window		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 01/19/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note: B-1 zone Proposed retail use 195 sf - no off-street parking required Retail allowed per §14-162(a)(2)(e)				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) The approved retail use may not operate between the hours of 11 PM and 6 AM and may not accept deliveries or services between the hours of 10 PM and 7 AM. The use must also comply with the External Effects standards of Section 14-167.				
3) This unit shall remain a retail use. Any change of use shall require a separate permit application for review and approval.				
4) Outdoor dining and tables require a separate review and approval.				
5) 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: Brian Stephens Approval Date: 03/09/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Three (3) 2x10 header at new window opening requires two (2) 2x4 jack studs at each end.				
2) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) 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.				
5) 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.				
6) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 01/17/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Applicant will maintain grease control equipment regularly during their seasonal application. Should there be an expansion of house, increased cleaning would be necessary.				
2) Applicant to install grease control equipment with a minimum capacity of 25 gallons per minute. 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 sink and other sources of fats, oils, and greases. It does not include dishwashers (unless grease control equipment is rated for this application), vegetable wash sinks or hand wash sinks.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 02/07/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				

- 1) Shall comply with NFPA 101 (2009) Life Safety Code Ch. 36 New Mercantile Occupancies
- 2) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.
- 3) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 6) All outstanding code violations shall be corrected prior to final inspection.
- 7) Construction or installation shall comply with City Code Chapter 10.