

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RICE GEOFFREY I

Located at

197 PLEASANT AVE/463 Stevens Ave

PERMIT ID: 2013-02241

ISSUE DATE: 11/12/2013

CBL: 132 J001001

has permission to **Change of use to restaruant with addition of 14 seats for a total of 23 seats** 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 clsoed-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/ Chris Pirone

/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

1st floor is retail and personal services & restaurant (Black Cat)

Building Inspections

Use Group: B **Type:** 5B
Business - Café with less than 50 seats
463 Stevens
MUBEC/IBC 2009

Fire Department

Classification:
Class C Mercantile
ENTIRE
2009 NFPA

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 is 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 for 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-02241	Date Applied For: 10/03/2013	CBL: 132 J001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of use from a Retail/Art Gallery to Restaurant		Proposed Project Description: Change of use to restaruant with addition of 14 seats for a total of 2 seats		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/08/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The ZBA approved a conditional use appeal on 9/12/13 for the café to expand into a restaurant use. That same evening, the ZBA also approved your off-site parking. Please note that all the conditions on your restaurant use must remain in force during the use of your restaurant. And also note, the conditions on your approved parking must also remain in force during the use of your restaurant.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 11/12/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of kitchen design compliance prior to commencing work in earnest.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
5) Permit 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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 10/14/2013
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Shall comply with 2009 NFPA 101 Chapter 37 Existing Mercantile Occupancy				
2) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				