

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

1140 BRIGHTON AVENUE ASSOCIATES INC

**Located at**

1140 Brighton Ave

**PERMIT ID:** 2015-01694

**ISSUE DATE:** 09/08/2015

**CBL:** 265 B004001

has permission to **Alterations include the removal of the existing tables and replacement with new Hibachi tables and the demolition and replacement of non-bearing walls for the "Con Asian Bistro" Restaurant (9,000 SF).**

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/ Craig Messinger*

*/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*

*Building Inspections*

*Fire Department*

**Use Group:** A-2      **Type:** 5B

Assembly - Restaurant

Occupant load = 250

Building is sprinkled

ENTIRE

MUBEC/IBC 2009

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 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:**

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

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><br>2015-01694  | <b>Date Applied For:</b><br>07/15/2015 | <b>CBL:</b><br>265 B004001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |                                      |  |  |                            |
| <b>Proposed Use:</b><br>Same: Restaurant - Con Asian Bistro  |                                      | <b>Proposed Project Description:</b><br>Alterations include the removal of the existing tables and replacement with new Hibachi tables and the demolition and replacement of non-bearing walls for the "Con Asian Bistro" Restaurant (9,000 SF). |  |                            |
| <b>Dept:</b> Zoning  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Tammy Munson  | <b>Approval Date:</b> 08/03/2015       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) This permit approves interior work only.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>   |                                      |  |  |                            |
| <b>Dept:</b> Building Inspecti   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Laurie Leader   | <b>Approval Date:</b> 09/08/2015       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) Approval of City license is subject to health inspections per the Food Code.</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) 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 the kitchen/bar design compliance prior to commencing work in earnest.</li> <li>4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.</li> <li>5) 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> </ol> |                                      |  |  |                            |
| <b>Dept:</b> Engineering DPS   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Benjamin Pearson  | <b>Approval Date:</b> 07/16/2015       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) Existing grease interceptor must be maintained, inspected, and pumped out fully on a quarterly basis.</li> <li>2) Establishment has an external grease interceptor installed on the eastern side of the building. The establishment does not need to upgrade the existing grease control equipment.</li> </ol>   |                                      |  |  |                            |
| <b>Dept:</b> Fire  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Craig Messenger   | <b>Approval Date:</b> 08/31/2015       |                            |
| <b>Note:</b>   |                                      | <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                            |
| <b>Conditions:</b>   |                                      |  |  |                            |
| <ol style="list-style-type: none"> <li>1) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.</li> <li>2) All construction shall comply with City Code Chapter 10.</li> <li>3) Shall comply with NFPA 101, Chapter 37, Existing Mercantile Occupancies.</li> <li>4) Shall meet the requirements of 2009 NFPA 1 Fire Code.</li> <li>5) 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.</li> <li>6) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.</li> </ol>   |                                      |  |  |                            |

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