

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: 2016-01247

ISSUE DATE: 07/22/2016

CBL: 265 B004001

has permission to **Expansion into 1,700 Sq. Ft. of adjacent retail space (was Yogurt Valley) - 10 new hibachi grill tables with additional 90 seats. New bathrooms and structural work at the roof for RTU exhausts**

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/ Michael White

/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

Restaurant

Building Inspections

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

Assembly - Restaurant
Occupant Load Total = 340
NFPA 13 Sprinkler System
Left half
MUBEC/IBC 2009

Fire Department

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:

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Plumbing Under Slab

Certificate of Occupancy/Final

Final - Electric

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: 2016-01247	Date Applied For: 05/16/2016	CBL: 265 B004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant - Kon Asian Bistro		Proposed Project Description: Expansion into 1,700 Sq. Ft. of adjacent retail space (was Yogurt Valley) - 10 new hibachi grill tables with additional 90 seats. New bathrooms and structural work at the roof for RTU exhausts		
Dept: Zoning	Status: Approved	Reviewer: Christina Stacey	Approval Date: 06/20/2016	
Note: Increase restaurant floor area to total of 4,148 sf - requires 28 parking spaces; shared lot has approx 95 parking spaces which exceeds the total number required (40 spaces) for the restaurant and two retail businesses - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 07/21/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) Approval of City license is subject to health inspections per the Food Code.				
3) 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.				
4) The hood, duct and exhaust shall be installed per NFPA 96, separate permits are required. Clearances to combustible construction are required for the hood and duct and have not been reviewed on this permit. Please refer to this code for reduction methods..				
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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 06/02/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant will need to contact the Water Resources Division of the Department of Public Works @ 874-8846 to schedule an inspection on, or before installation to ensure unit is correct.				
2) Grease interceptor must be fully pumped out by a third party contractor on a quarterly basis.				
3) Applicant to install 1500 gallon grease interceptor.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 06/24/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable.				
2) A separate Fire 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.				
3) All construction shall comply with City Code, Chapter 10.				
4) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.				
5) 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. This review does not include approval of fire alarm system design or installation.				

PERMIT ID: 2016-01247

Located at: 1140 BRIGHTON AVE

CBL: 265 B004001

- 6) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 7) 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).
- 8) Cooking equipment shall be protected in accordance with NFPA 101 Section 9.2.3
- 9) All construction shall comply with 2009 NFPA 101, Chapter 13 Existing Assembly Occupancies.
- 10 All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 11 Emergency lighting shall be provided in normally occupied storage occupancies in accordance with Section 7.9, except for spaces occupied only during daylight hours with natural illumination in accordance with 42.2.8.2.
- 12 Kitchen Hood installation shall comply with NFPA 17A, 96, and UL 300. A separate Fire Suppression System Permit is required for all new fire suppression systems. This review does not include approval of system design or installation. The kitchen hood plan review is not included on this permit.
- 13 All means of egress to remain accessible at all times.