

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SAMBA LLC

Located at

899 BRIGHTON AVE

PERMIT ID: 2016-01494

ISSUE DATE: 09/01/2016

CBL: 284 C001001

has permission to **Interior renovations and change of use to a bakery/retail. New plumbing and ventilation for bakery use. (Tin Pan Bakery)**

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 by owner 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/ Michael White

/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

retail bakery <10 seats

Building Inspections

Use Group:

Bakery
Occupant load = 8
Building is not sprinkled
ENTIRE
MUBEC/IBC 2009

Type: 5B

Fire Department

Classification:

Class C Mercantile
ENTIRE

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 are 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 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.**

REQUIRED INSPECTIONS:

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

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: 2016-01494	Date Applied For: 06/06/2016	CBL: 284 C001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail bakery <10 seats		Proposed Project Description: Interior renovations and change of use to a bakery/retail. New plumbing and ventilation for bakery use. (Tin Pan Bakery)		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/18/2016
Note: B-1 zone Retail allowed use per §14-162(a)(2)(e) Floor area 462 sf, no off-street parking requirement since <2,000 sf in size.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This classification for a retail use is based upon NOT MORE than nine (9) seats shown on your plans. If you are to increase the number of seats to ten (10) or more, YOU SHALL BE REQUIRED to apply for a change of use permit for a restaurant use.				
2) Separate permits shall be required for any new signage.				
3) During its existence, all aspects of the Retail Establishment criteria, Section 14-162(a)(2)(e) and the External Effects criteria, Section 14-167, shall be maintained. This includes but is not limited to operating only between the hours of 11 AM and 6 PM and not accepting deliveries between the hours of 10 PM and 7 AM.				
4) 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: Laurie Leader	Approval Date: 08/30/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
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.				
3) 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.				
4) 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.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 08/03/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant to install a 50 GPM with maintenance guidelines to be determined on whether a solids separator is installed as well.				
2) Inspection of the unit is required prior to business license being issued. Please contact 874-8801 to schedule inspection after installation.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 07/19/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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).				
2) A Knox Box is required.				
3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation..				
4) All construction shall comply with 2009 NFPA 101, Chapter 36 New Mercantile Occupancies.				

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- 5) All means of egress to remain accessible at all times.
- 6) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).
- 7) Cooking Equipment shall be protected in accordance with 9.2.3
- 8) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.
- 9) 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.
- 10) The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 11) All construction shall comply with City Code, Chapter 10.