

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
GRAY HOLDINGS LLC

Located at
1706 FOREST AVE

PERMIT ID: 2015-00520 **ISSUE DATE:** 04/22/2015 **CBL:** 309 G003001

has permission to **Change of use from retail to restaurant - Alterations include the removal of one existing wall and bathroom and installation of new, wider windows, a new bath, an ADA bath, and an egress door.**

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/ 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 - 1st Floor

Building Inspections

Use Group: B **Type:** 5B
Business - Restaurant
Occupant Load = 40
No Sprinkler required
First Floor
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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

Setbacks and Footings Prior to Pouring

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: 2015-00520	Date Applied For: 03/19/2015	CBL: 309 G003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant	Proposed Project Description: Change of use from retail to restaurant - Alterations include the removal of one existing wall and bathroom and installation of new, wider windows, a new bath, an ADA bath, and an egress door.			
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/06/2015
Note: Existing legal nonconforming use is retail. Section 14-384 allows a nonconforming use in a structure not designed for a use permitted in the zone to be changed, in a residential zone, to a use that is permitted in a B-1 zone. Both retail use and restaurant use are permitted uses in the B-1 zone so the legal nonconforming use can be changed from retail to restaurant. The applicant has provided evidence that when the building was built in 1923 the first floor was a store. Section 14- 387 states that if a "legally nonconforming non-residential use is discontinued for a period of twelve months", the nonconforming use is abandoned and only permitted uses are allowed on the property. The applicant has provided evidence that the retail space was open as of July 22, 2014. The restaurant must be open and operating by July 22, 2015 or the legally nonconforming use is lost and a restaurant cannot operate there. Parking is I space per 150 sf of space open to public - 714 sf given - 5 spaces needed. OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
2) With the issuance of this permit and the certificate of occupancy, this property shall remain as restaurant on the first floor and one dwelling unit above. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/21/2015
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, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479				
5) 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.				
6) Frost protection must be installed for the rear landing and stairs				
7) A State Fire Marshal permit may be required for this project, contact at 207-626-3880 or http://www.maine.gov/dps/fmo/plans/about_permits.html				
8) Stair profile of tread and rise shall comply with IBC Sec. 1009.4.5 with attention to the vertical or sloped riser being at the leading edge of the nosing to minimize the tripping hazard.				
9) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
10 Approval of City license is subject to health inspections per the Food Code.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 03/23/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2015-00520

Located at: 1706 FOREST AVE

CBL: 309 G003001

