

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0658 Issue Date: 7/13/09 CBL: 037 H013001

Location of Construction: 504 CONGRESS ST (77 Free St.)	Owner Name: KAPLAN 504 LLC	Owner Address: 49 OCEAN AVE	Phone: 914-261-4440
Business Name:	Contractor Name: Project Resources, Inc. / Dale Akele	Contractor Address: PO Box 661 Yarmouth	Phone: 2078311180
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-3

Past Use: Restaurant/Sports Bar - The Stadium	Proposed Use: Restaurant/bar - Bingas Wings Restaurant, Complete Interior Fit-up, with minor Exterior Changes.	Permit Fee: \$2,520.00	Cost of Work: \$250,000.00	GEO District: 1
Proposed Project Description: Bingas Wings Restaurant, Complete Interior Fit-up, with minor Exterior Changes.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: #2 Type: ITB IBC-2003	

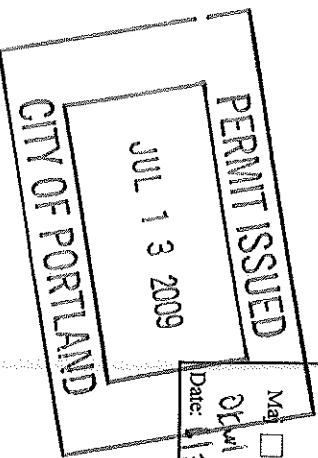
Signature: <i>(Signature)</i>	Signature: <i>(Signature)</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: lmd	Date Applied For: 06/23/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not In District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
- Building permits do not include plumbing, septic or electrical work.

Mag <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: 1/30/09
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Mag Minor MM
 OK w/ Code & Plan
 Date: 1/30/09 *(Signature)*

Date: 6/30/09
(Signature)

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 00000000

PERMIT ISSUED

JUL 13 2009

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that KAPLAN 504 LLC /Project Resources, Inc / Dale Akeley
has permission to Bingas Wingas Restaurant, Complete Interior Fit-up, with minor Exterior Changes.
AT 504 CONGRESS ST CBL 037 H013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Anderson
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Chetan S. Mehta 7/13/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No:	09-0658	Date Applied For:	06/23/2009	GBL:	037 H013001
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Location of Construction:	504 CONGRESS ST (77 Free St.)	Owner Name:	KAPLAN 504 LLC	Owner Address:	49 OCEAN AVE	Phone:	914-261-4440
Business Name:		Contractor Name:	Project Resources, Inc. / Dale Akele	Contractor Address:	PO Box 661 Yarmouth	Phone:	(207) 831-1180
Lessee/Buyer's Name		Phone:		Permit Type:	Alterations - Commercial		

Proposed Use: Restaurant/bar - Bingas Wings Restaurant, Complete Interior Fit-up, with minor Exterior Changes.
Proposed Project Description: Bingas Wings Restaurant, Complete Interior Fit-up, with minor Exterior Changes.

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 06/30/2009

Note: **Ok to Issue:**

1) * Approval is for structural and interior alterations only; signage/banners/canopy to be reviewed and approved separately.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/30/2009

Note: **Ok to Issue:**

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2) Separate permits shall be required for any new signage. This is not an approval for any proposed signs shown on the building plans.

3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 07/13/2009

Note: **Ok to Issue:**

1) Separate Permits shall be required for any new signage.

2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

3) The tables and chairs must not block any means of egress of any building, even during storage.

4) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

5) Equipment must be installed in compliance per the manufacturer's specifications

6) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes

7) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.

8) ANY exterior work requires separate review and approval thru Historic Preservation

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 07/01/2009
Note: If sprinkler system is being modified by more than 20 sprinkler heads then a separate Sprinkler Permit is required. **Ok to Issue:**

1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

2) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.

3) All construction shall comply with NFPA 101

4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
<p>5) Emergency lights and exit signs are required</p> <p>6) Fire alarm system requires a Masterbox connection per city ordinance. Masterbox design and installation shall be as approved by City Electrical Division.</p> <p>7) Fire extinguishers required. Installation per NFPA 10</p> <p>8) Emergency lights are required to be tested at the electrical panel.</p> <p>9) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.</p> <p>10) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.</p> <p>11) A separate Fire Alarm System Permit is required per the Fire Department.</p> <p>12) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".</p> <p>13) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.</p> <p>14) Application requires State Fire Marshal approval.</p> <p>15) The sprinkler system shall be installed in accordance with NFPA 13.</p> <p>16) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance</p>			

Comments:

6/25/2009-Imd: Plans were received by Chris Hanson via Mail. Stove and venting materials were attached to the application, I called Project Resources and spoke with Dale, I let him know that he would need to fill out a hood application to accompany the stove and venting information. I am keeping all materials together pending receipt of Hood apps.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon
Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Underground electrical or plumbing inspection prior to pouring concrete

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date