

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

El Luchador Holdings, LLC

Located at

50 WASHINGTON AVE (52)

PERMIT ID: 2014-02480

ISSUE DATE: 11/21/2014

CBL: 013 E010001

has permission to **Interior renovation of the existing restaurant space, relocate bar, add vestibule** 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 cloed-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

1st floor restaurant & second floor one dwelling unit

Building Inspections

Use Group: B/R-3 **Type:** 5B
Business - Restaruant w/less than 50 occupants
Occupant Load = 45
Unsprinkled
First Floor #52
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2014-02480

Located at: 50 WASHINGTON AVE (52)

CBL: 013 E010001

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

Final - Commercial

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: 2014-02480	Date Applied For: 10/23/2014	CBL: 013 E010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st floor restaurant & 2nd floor one dwelling unit		Proposed Project Description: Interior renovation of the existing restaurant space, relocate bar, add vestibule		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 11/03/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 11/21/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) 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				
3) All fire separation partitions, barriers and horizontal assemblies at adjacent occupancies shall maintain rating and continuity.				
4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
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 kitchen design compliance prior to commencing work in earnest.				
6) Approval of City license is subject to health inspections per the Food Code.				
7) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
Dept: Engineering DPS		Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 11/10/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant must plumb all grease producing fixtures, including the dishwasher, to a Schier Great-Basin 75 unit to be placed in the basement.				
2) Automatic unit proposed on plan is not acceptable with a dishwasher.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 11/07/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Occupancy on Second floor shall be brought up to Code.				
2) Shall comply with NFPA 101, Chapter 31, Existing Business Occupancies.				
3) All means of egress to remain accessible at all times.				
4) All outstanding code violations shall be corrected prior to final inspection.				
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.				
6) All construction shall comply with City Code Chapter 10.				

Dept: DRC

Status: Not Applicable

Reviewer: Philip DiPierro

Approval Date: 10/23/2014

Note:

Ok to Issue:

Conditions: