

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COTTON STREET HOLDINGS LLC

Located at

59 WASHINGTON AVE Unit 1-I)

PERMIT ID: 2016-02736

ISSUE DATE: 12/29/2016

CBL: 013 I04301A

has permission to **Unit 1-I - Change of use from retail to restaurant - tenant fit up**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petruccelli

Fire Official

/s/ Jeanie Bourke

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

Unit 1-I restaurant

Building Inspections

Use Group: B

Type: 3B

Business - Restaurant under 50 occupants

Occupant Load = 38

NFPA 13 Sprinkler System

First Floor - Unit 1-I

MUBEC/IBC 2009

Fire Department

Classification:

Assembly-Occupant Load < 50

ENTIRE

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BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Final - Electric
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02736	Date Applied For: 10/19/2016	CBL: 013 I04301A
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant (Cong Tu Bot)		Proposed Project Description: Unit 1-I - Change of use from retail to restaurant - tenant fit up		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 12/15/2016</p> <p>Note: B-4 Ok to Issue: <input checked="" type="checkbox"/></p> <p>- restaurant use allowed - parking one space for each 150 sf of space open to public - 587 sf (open to public) / 150 = 3.9 spaces - 4 shown on plan</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) With the issuance of this permit and the certificate of occupancy, the use of unit 1-I shall remain as a restaurant. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 12/29/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 3) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. 4) Approval of City license is subject to health inspections per the Food Code. 5) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. 6) 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. 7) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition. 				
<p>Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 11/08/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Applicant will install an automatic grease removal unit (AGRU) with a minimum capacity of 25GPM or larger. Kitchen fixtures containing grease laden waste/process water will be connected to the AGRU . This includes 3 bay sinks, dishwashing pre-rinse sinks, etc. 2) The AGRU must be installed according to manufacturer's recommendation and/or Unified Plumbing Code. For plumbing questions related to grease traps, please contact the Inspectiosn office at 207-874-8703 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 12/22/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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. 				

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- 2) 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.
- 3) A separate non-water based suppression permit is required.
Hood suppression system shall comply with NFPA 17A, 96, and UL 300. 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. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
- 4) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 6) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 7) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 8) ****The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.****
****A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.****
- 9) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 10) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 11) All outstanding code violations shall be corrected prior to final inspection.
- 12) A separate 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.
- 13) Installation shall comply with City Code Chapter 10 and NFPA 96, Standard for ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 edition. A signed letter of certification is required.
- 14) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 15) Construction or installation shall comply with City Code Chapter 10.