

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

80-90 CORPS

Located at

80 MIDDLE ST (78-82)

PERMIT ID: 2014-02191

ISSUE DATE: 11/21/2014

CBL: 029 L004001

has permission to **Change of Use Retail to Restaurant - Build out of former Pepper Club to enlarge Hugo's & Eventide. Combine all the first floor restaurants and shared kitchens, including former retail (Dean's Sweets)**

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/ David Petruccelli

/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

Lower level in rear = real estate offices
Middle Street is restaurant(s) with offices above

Building Inspections

Use Group: A-2 **Type:** 3B
Assembly - Restaurant with a shared kitchen and 3 customer venues - Hugo's, Eventide, "New Concept"
Occupant Load = 152
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

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

Above Ceiling Inspection

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: 2014-02191	Date Applied For: 09/19/2014	CBL: 029 L004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Lower level in rear = real estate offices Middle Street is all restaurant(s) with offices above		Proposed Project Description: Change of Use Retail to Restaurant - Build out of former Pepper Club to enlarge Hugo's & Eventide. Combine all the first floor restaurants and shared kitchens, including former retail (Dean's Sweets)		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/24/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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 and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) 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.				
3) Approval of City license is subject to health inspections per the Food Code.				
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) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
6) 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.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 10/10/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Additional upgrades of the existing grease traps to automatic units are requested at both of the other three-bay sinks shared within the common kitchen space for all three restaurants. DPS Engineering will follow up with applicant for additional information regarding existing grease traps and upgrades.				
2) After discussing with property owner, the applicant is unable to install a grease interceptor in the lower level. The automatic unit specified in the plan is approved.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 11/18/2014	Ok to Issue: <input checked="" type="checkbox"/>
Note: Question regarding eliminating exit, not showing any change to occupant load				
Conditions:				
1) Fire extinguishers are required per NFPA 1.				
2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.				
3) **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.**				
4) 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.				

- 5) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 6) 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.
- 7) Application requires State Fire Marshal approval.
- 8) All existing means of egress to remain accessible at all times.
- 9) 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.
- 10 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 11 Construction or installation shall comply with City Code Chapter 10.
- 12 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.
- 13 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 14 The Locker room area in Hugo's is an Exit discharge and needs to be kept clear.
- 15 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.