

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
LANDFALL LLC /TBA

Located at
205 COMMERCIAL ST

PERMIT ID: 2013-02610 **ISSUE DATE:** 01/07/2014 **CBL:** 032 V002001

has permission to **Interior remodel of existing restaurant.**
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
retail & restaurant

Building Inspections
Use Group: A-2 **Type:** 5B
(Existing
)

Fire Department

Assembly - Restaurant
Non Sprinkled
Right Side Floors 1 & 2
MUBEC/IBC 2009

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:

Plumbing Rough
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: 2013-02610 | Date Applied For: 11/22/2013 | CBL: 032 V002001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Same: Restaurant and retail | | Proposed Project Description: Interior remodel of existing restaurant. | | |
| <hr/> | | | | |
| Dept: Historic | Status: Approved w/Conditions | Reviewer: Robert Wiener | Approval Date: 12/10/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) All exterior lighting fixtures are to be approved by historic preservation staff before installation. | | | | |
| 2) All signs are to be reviewed under a separate application | | | | |
| <hr/> | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Marge Schmuckal | Approval Date: 11/25/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Separate permits are required for HVAC and hoods. All permit application shall include information concerning decibel emissions. The B-3 zone is very specific on the maximum allowable noise emissions that shall be met. | | | | |
| 2) Separate permits shall be required for any new signage. | | | | |
| 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
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| Dept: Building | Status: Approved w/Conditions | Reviewer: Jeanie Bourke | Approval Date: 01/07/2014 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Approval of City license is subject to health inspections per the Food Code. | | | | |
| 2) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. | | | | |
| 3) 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. | | | | |
| 4) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance. | | | | |
| 5) 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. | | | | |
| 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. | | | | |
| <hr/> | | | | |
| Dept: Fire | Status: Approved w/Conditions | Reviewer: Craig Messinger | Approval Date: 12/31/2013 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) 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. | | | | |
| 2) Fire Extinguishers are required in the dining area. They are required to be 2A:10BC minimum size. Type K Extinguisher is required in the Kitchen area. | | | | |
| 3) The fire alarm system shall have a new fire alarm inspection sticker. | | | | |
| 4) A Knox Box is required. | | | | |

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- 5) 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.
- 6) All outstanding code violations shall be corrected prior to final inspection.
- 7) 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.
- 8) Permit is for demolition only and shall comply with City Code Chapter 10. Any construction will require a separate p