



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 167 FORE ST

CBL 020 F001001

Issued to OCEAN GATEWAY GARAGE LLC /Ledgewood Constructi Date of Issue 06/30/2008

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1013, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Garage Area

APPROVED OCCUPANCY

Parking Garage  
Use Group S2  
Type 2B  
IBC 2003

**Limiting Conditions:** 720 parking spaces. Retail space is not approved for occupancy at this time. Temporary until September 30, 2008 for site work conditions.

This certificate supersedes  
certificate issued

Approved:

6/30/08

(Date)

Inspector

JMB

Per Greg Cass P.F.D.

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*Deanne Bouker* 6/30/08  
Inspector of Buildings



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 167 FORE ST

CBL 020 F001001

Issued to Ocean Gateway Garage Llc /Ledgewood Construction Date of Issue 12/16/2009

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1013 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Garage Area

APPROVED OCCUPANCY

Parking Garage  
Use Group S2  
Type 2B  
IBC 2003

**Limiting Conditions:** 720 parking spaces

This certificate supersedes  
certificate issued 6.30.08

Approved:

(Date)

Inspector

*Penny Kettler*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 21, 2009

RE: C. of O. for #1 Fore Street, Ocean Gateway Garage  
(Id#2005-0271)(CBL 019 A 001001)

---

After visiting the site, I have the following comments:

Site work for the Parking Garage Phase only of the project, is complete:

**At this time, I recommend issuing a permanent Certificate of Occupancy for the Parking Garage only.**

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** Wed, Oct 21, 2009 1:12 PM  
**Subject:** Permanent CO for the Ocean Gateway Parking Garage

Hi all, this phase of the project, site plan #2005-0271, meets minimum site plan requirements for the issuance of a permanent CO. This is a conversion of a Temp. CO that was issued last year to the Permanent CO. Please see attached and UI for sign off.

Please contact me with any questions. Thanks.

phil

**CC:** Needelman, William