

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT**

PERMIT ISSUED  
Permit Number: 051557  
NOV 29 2005  
CITY OF PORTLAND

This is to certify that BIBEAU & GRONDIN LLC owner  
has permission to Change of use to 5 Condominium Units Commercial 2 residential  
AT 340 FORE ST 029 C001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is opened or closed-in. **FOUR HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.





OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 11-10-05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**EXPIRED**

	<b>e-mail Inspector(s)</b>	<b>View Permit</b>	<b>Add</b>	<b>Delete</b>	<b>Save</b>	<b>Clos</b>
<b>Date</b>	03/24/2009	<b>Time</b>	1:30 PM	<b>Inspector</b>		<b>Total Outstanding</b>
<b>Appl. Type</b>	Building Permit			Chris Hanson		\$0.00
<b>Type</b>	Certificate of Occupancy/Final			Keith Gautreau		<b>Census Tract</b>
<b>Appl ID</b>	51557			Michael Collins		3
<b>Parcel Id:</b>	029 C001001	<b>Address:</b>	340 FORE ST	<b>District Nbr:</b>		

Arthur Bibeau has requested CO's for this property 3 out of 5 have been issued. See CSH-----CO inspection--fail 1. Thru pe  
 Blocking in all bays @ stair/common area 3. door to furnace needs to be fire rated w/ self closing devise 4. Door to basement r  
 closing device 5. Close opening to furnace room from adjacent basement area. 6. Add furnace vent w/ damper.

<b>CreatedBy</b>	csh	<b>CreateDate</b>	03/20/2009	<b>ModBy</b>	csh	<b>ModDate</b>	03/24/2009
		<b>CreateTime</b>	10:18 am			<b>ModTime</b>	2:43 pm



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 340 FORE ST CBL 029 C001001

Issued to BIBEAU & GRONDIN LLC

Date of Issue 01/31/2007

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. 05-1656, 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  
2nd floor known as unit #1

APPROVED OCCUPANCY  
office condo

**Limiting Conditions:**

Use permit only. This certificate does not certify building code compliance.

This certificate supersedes certificate issued

Approved:

1/31/07  
(Date)

*[Signature]*  
Inspector

*[Signature]* 2/1/07  
Inspector of Buildings

ILK  
JARD  
02/01/07

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

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PORTION OF BUILDING OR PREMISES  
3rd known as unit #2

APPROVED OCCUPANCY  
residential condo

**Limiting Conditions:**

Use permit only. This permit does not certify building code compliance.

This certificate supersedes certificate issued

Approved:

1/31/07  
(Date)

*[Signature]*  
Inspector

*[Signature]* 2/1/07  
Inspector of Buildings

ILK  
PFD  
02/01/07

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CBL 029 C001001

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Date of Issue 01/31/2007

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PORTION OF BUILDING OR PREMISES  
4th and 5th floors known as unit #3

APPROVED OCCUPANCY  
residential condo

**Limiting Conditions:**

Use permit only. This certificate does not certify building code compliance.

This certificate supersedes certificate issued

Approved:

(Date)

1/31/07 *[Signature]*  
Inspector

*[Signature]* 2/1/07  
Inspector of Buildings

*Handwritten notes:*  
J.K.  
J.P.D.  
2/1/07

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**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-1557	<b>Date Applied For:</b> 10/25/2005	<b>CBL:</b> 029 C001001
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<b>Location of Construction:</b> 340 FORE ST	<b>Owner Name:</b> BIBEAU & GRONDIN LLC	<b>Owner Address:</b> 340 FORE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Ownership - Condo Conversion	

<b>Proposed Use:</b> 5 units Commercial & Residential Change of use to 5 Condominium Units 3-commercial 2 residential	<b>Proposed Project Description:</b> Change of use to 5 Condominium Units 3-commercial 2 residential
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/10/2005**Note:** 11/02/05 Talked w/Art Bibeau (owner). No permits showing use for 2,3 & 4th floors. Needs change of use **Ok to Issue:**   
permit - 2nd floor office; 3rd & 4th floors apartments. Needs to include floor plans.

- 1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation
- 4) Separate permits shall be required for future renovations.
- 5) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 6) This property shall remain as three commercial units & two residential dwelling units. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:** 11/15/2005**Note:** **Ok to Issue:** **Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 11/10/2005**Note:** **Ok to Issue:** 

- 1) All building construction to comply with NFPA 101
- 2) Multiple occupancy multi story requires  
Fire Alarm to NFPA 72  
Sprinkler system to NFPA 13

# IEBC

- 1. Sec. 300 Change of occ.
- Sec 300.2 - Application - comply w/ Chap 8

## Chapter 8

801.2 Partial Change of occ. - Sect. 812 shall apply

Sect. 812 Change of occ. Classification. - A-2<sup>rest.</sup>  
 1/31 1975 - C.O. - 1<sup>st</sup> floor Bar/restaurant -  
 7/20/2004 - Permit Issued for tenant fit-up/retail store - (NO change of use)  
 (NO Final - NO C.O.)

Existing use - "M" - Mercantile

sect. 812.1 - comply w/ chap 7

812.1.1 - w/out separation - all of 7 (entirely)  
Most rest. use group (except 812.3)

812.1.2 - w/ sep. - only space that changed its use. - Chapter 7.

Table 812.4.1 - M+A - same Hazard - "3"

812.1.3 - equal or lesser Hazard

→ Chapter 7 - All

704.1 - Sprinkler Systems -

704.2 - 704.2.1 - High Rise - (required).

? is it a High Rise. (75')