

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FORE STREET INVESTMENTS LLC

**Located at**

320 Fore St (Unit 4)

**PERMIT ID:** 2017-00534

**ISSUE DATE:** 06/12/2017

**CBL:** 029 C006004

has permission to **Change of use from vacant hair salon to retail beer store, no construction (930 SF)** 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/ Jason Grant*

*/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***

Unit 6 - retail & drinking establishment

***Building Inspections***

**Use Group:** M

**Type:** 3B

Mercantile

Occupant Load = 25

Nonsprinkled

First Floor

MUBEC/IBC 2009

***Fire Department***

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Certificate of Occupancy/Final Inspection  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00534	<b>Date Applied For:</b> 04/19/2017	<b>CBL:</b> 029 C006004
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Retail- Craft Beer Cellar		<b>Proposed Project Description:</b> Change of use from vacant hair salon to retail beer store, no construction (930 SF)		
<b>Dept:</b> Historic		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 04/20/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>		1) Any signage associated with new use must be reviewed and approved by Historic Preservation staff prior to installation.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 04/20/2017
<b>Note:</b> B-3, Historic , PAD		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>		1) Separate permits shall be required for any new signage.		
		2) With the issuance of this permit and the certificate of occupancy the use of this unit shall remain as retail sales. Any change of use shall require a separate permit application for review and approval, including a seating area for public consumption.		
		3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.		
		4) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Any change to the proposed use will need to be reviewed and approved PRIOR to implementation.		
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 06/12/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>		1) 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.		
		2) A City Business License is required for this occupancy.		
		3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.		
<b>Dept:</b> Engineering DPS		<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 04/25/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>		1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.		
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 06/08/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>		1) Grease laden vapor producing appliances (fryer, chair broiler) or appliances that can potentially produce grease laden vapor (cook tops) shall have a NFPA 96 complaint exhaust system and a NFPA 17A fire suppression system.		
		2) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.		

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- 3) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 4) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.