

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

PERMIT ID: 2017-01274

ISSUE DATE: 10/24/2017

CBL: 029 C006004

has permission to **Change of Use - alteration to provide a separate section of the unit to include serving beer on taps. Adding a 58" x 43" wood panel partition.**

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/ Glenn Harmon

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 4 - retail & drinking establishment

Building Inspections

Use Group: M

Type: 3B

Unit 4 - retail & drinking establishment

Occ load 25 people

Sprinkled

First Floor

IBC 2009/MUBEC

Fire Department

Classification:

Class C Mercantile

ENTIRE

NFPA 101 CH# 37

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Final - Fire

Fire Inspection

Certificate of Occupancy/Final Inspection

Liquor Inspection

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.

| | | | | |
|--|--|--|--|----------------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2017-01274 | Date Applied For: 08/14/2017 | CBL: 029 C006004 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Retail & drinking establishment | | Proposed Project Description: Change of Use - alteration to provide a separate section of the unit to include serving beer on taps. Adding a 58" x 43" wood panel partition. | | |
| Dept: Historic | | Status: Approved w/Conditions | Reviewer: Robert Wiener | Approval Date: 09/19/2017 |
| Note: | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) No exterior alterations are approved with this permit. Should any exterior work be anticipated, including but not limited to signage, lighting, masonry, windows, doors, trim, venting, mechanicals, etc. it must be reviewed and approved prior to undertaking the work. | | | | |
| Dept: Zoning | | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 08/25/2017 |
| Note: B-3, Historic, PAD § 14-217(b)(2)(g) drinking establishment Retail & drinking establishment both are allowed in the PAD overlay zone | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) With the issuance of this permit and the certificate of occupancy, the use of this tenant space shall remain as retail and drinking establishment. Any change of use shall require a separate permit application for review and approval. | | | | |
| 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. | | | | |
| 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. Your use(s) shall not change without review and approval PRIOR to implementation | | | | |
| 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| Dept: Building Inspecti | | Status: Approved w/Conditions | Reviewer: Glenn Harmon | Approval Date: 11/01/2017 |
| Note: | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 1) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued. | | | | |
| 2) Approval of City license is subject to health inspections per the Food Code. | | | | |
| 3) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017. | | | | |
| 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, commercial exhaust hood systems, and fuel tanks. Separate plans may need to be submitted for approval as part of this process. | | | | |
| 5) 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. | | | | |
| 6) Minimum clear width between halfwall and counter shall be not less than 36" for the design occupant load. | | | | |
| Dept: Engineering DPS | | Status: Not Applicable | Reviewer: Rachel Smith | Approval Date: 08/14/2017 |
| Note: | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| 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 Workss for any other reason than FOG, please contact 207-874-8801. | | | | |

PERMIT ID: 2017-01274

Located at: 320 FORE ST

CBL: 029 C006004

