

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MAINE WHARF LLC /Monaghan Woodworks Inc.

**Located at**

68 COMMERCIAL ST (Building A)

**PERMIT ID:** 2014-01013

**ISSUE DATE:** 08/05/2014

**CBL:** 030 D001001

has permission to **Change of use and interior fit up for a restaurant and store - 1st floor - Building A** 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/ Chris Pirone*

**Fire Official**

*/s/ Laurie Leader*

**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***

Building B - 1st floor marine uses, offices above, Building A - 1st floor restaurant & retail, vacant above

***Building Inspections***

**Use Group:** A-2/M    **Type:** 3B  
Building A (Assembly most restrictive)  
Restaurant(A-2 assembly) and  
store(Mercantile)  
Mixed-use Non-separated  
Occupant load=210  
NFPA 13  
1st floor  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Assembly Floor 1. Business  
Floor 2&3.  
ENTIRE  
2009 NFPA

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

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Grease Trap

Certificate of Occupancy/Final

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-01013	<b>Date Applied For:</b> 05/13/2014	<b>CBL:</b> 030 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant & retail - first floor, 2nd & 3rd floors remain vacant		<b>Proposed Project Description:</b> Change of use and interior fit up for a restaurant and store - 1st floor - Building A		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 06/26/2014 <b>Note:</b> WCZ <b>Ok to Issue:</b> <input checked="" type="checkbox"/> - 1st floor ground floor use - 55% marine/45% nonmarine - see plan SD.04 - building 1 non-marine use 9107 sf (42.8%), Building 2 - 12145 sf (57.1%)- marine use (Morrison's , Upstream & Ripple Effect per conversation W/ Bill Hopkins on 6/26/14). - Marketing for marine use - Working Waterfront Ad, & Craig's List for May & June <b>Conditions:</b> 1) Separate permits shall be required for any new signage. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Laurie Leader <b>Approval Date:</b> 08/05/2014 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) 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. 2) Approval of City license is subject to health inspections per the Food Code. 3) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6 4) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479 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) A grease interceptor shall be installed per the UPC 2009 plumbing code and the City of Portland Public Services design requirements. 7) 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. 8) The hood, duct and exhaust shall be installed per NFPA 96. This permit is approved based on the plans submitted and/or updated for reductions in the clearances based on the application of a UL approved fire wrap or equivalent assembly per code. Fire suppression is required per applicable codes for Type 1 Hood Systems.				
<b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Benjamin Pearson <b>Approval Date:</b> 07/21/2014 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b> 1) Approved external 1,000 gallon grease interceptor installed prior to kitchen plumbing lines being plumbed. All kitchen drainage fixtures should be plumbed to external grease interceptor, including three bay sink, dishwasher, and mop sink. Grease interceptor should be maintained quarterly.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 07/31/2014 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> <b>Conditions:</b>				

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**Located at:** 68 COMMERCIAL ST (Building

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- 1) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department.
  - 2) A Fire Alarm system will be installed.
  - 3) Shall comply with 2009 NFPA 1 Chapter 13.2 Standpipe Systems for the Wharf.
  - 4) Shall comply with NFPA 13 Standard for the Installation of Sprinkler Systems. Signage complying with NFPA 13 Chapter 7.7.1.5 shall be located above FDC indicating what type of system and which building it is protecting.
  - 5) Shall comply with 2009 NFPA 101 Chapter 38 New Business Occupancies  
Shall comply with 2009 NFPA 1 Chapter 20.13 Business Occupancies
  - 6) Street addresses shall be marked on the structure and shall be as approved by Portland Fire Dept.
  - 7) Occupant Load shall be provided according to NFPA 101 30.1.7
  - 8) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance  
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.  
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.  
A separate Hood Permit is required complying with NFPA 96. This review does not include approval of sprinkler system design or installation.  
Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
  - 9) 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.
  - 10) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
  - 11) Shall comply with 2009 NFPA 101 Chapter 12 New Assembly Occupancies  
Shall comply with 2009 NFPA 1 Chapter 20.1 New Assembly Occupancies.  
All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
  - 12) SFMO Construction Permit must be submitted to City Building Inspections before a final inspection is scheduled.
  - 13) Fire extinguishers are required per NFPA 1 Table 13.6.2.
  - 14) Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings.  
Letters shall be used identifying the stairwells starting in the front(address side) of the building "A" rotating clockwise so front/left corner would be A, rear/left would be B, rear/right would be C and front/right would be D. Example Stair A Floor 2.  
Building, Stair, Suite and Room Designation shall meet requirements of Fire Department Rules and Regulations chapter 4.  
Buildings with a common street address shall be designated with a letter.  
Signs shall be located in a position readily visible as approaching from the main access. Signs shall be illuminated or retro reflective on a contrasting background and the letter(s) size shall be approved by the Fire Prevention Bureau.  
Stairs shall be designated by letter.
- Suites & Units. Commercial Suites shall be designated as approved by the Fire Prevention Bureau. In single floor buildings letter designations shall be acceptable.