

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MAINE WHARF LLC

Located at
68 COMMERCIAL ST (Building A)

PERMIT ID: 2015-01114 **ISSUE DATE:** 07/24/2015 **CBL:** 030 D001001

has permission to **Change of use /tenant fit up of 2nd & 3rd floors for exhibit museum (Maine Wharf - 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/ Craig Messinger

/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

Building A - 2nd & 3rd floor - museum

Building Inspections

Use Group: A-3 **Type:** 5A
Assembly - museum
Occupant Load =
NFPA 13 Sprinkler System
Floors 2 & 3
MUBEC/IBC 2009

Fire Department

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

Certificate of Occupancy/Final

Final - Fire

Fire - Change of Use Inspection

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01114	Date Applied For: 05/20/2015	CBL: 030 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Building A - First Floor Restaurant, retail gallery space (Unit 1), Second and Third Floors museum		Proposed Project Description: Change of use /tenant fit up of 2nd & 3rd floors for exhibit museum (Maine Wharf - Building A)		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 06/22/2015
Note: WCZ Zone museum is a permitted use [14-307(b)(9)]. Per section 14-311(d)(8) - "Division 20 (off-street parking) and division 21 (off-street loading) of this article shall not apply".		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
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.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 07/24/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE DETAILS OF THE GUARD RAIL PROTECTION ON SIDES OF THE WHARF FOR PUBLIC SAFETY AT THE EXIT DISCHARGE TO GRADE.				
3) The final report of Special Inspections stating compliance for the application of the spray fire resistant material and/or fire rated intumescent coatings shall be submitted to this office prior to the issuance of the Certificate of Occupancy.				
4) 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.				
5) 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				
6) A State Fire Marshal permit is required for this project. This permit approval shall be submitted to to the AHJ with all associated plan revisions prior to the issuance of the Certificate of Occupancy.				
Dept: Engineering DPS		Status: Not Applicable	Reviewer:	Approval Date: 05/26/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 07/24/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.				
2) All construction shall comply with City Code Chapter 10.				
3) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.				

PERMIT ID: 2015-01114

Located at: 68 COMMERCIAL ST (Building

CBL: 030 D001001

- 4) 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.
- 5) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 6) 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.
- 7) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 8) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 9) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
- 10) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 11) A 4700 series Knox Box is required.
- 12) Safety Railing shall be installed on sides of Wharf to protect patrons. NFPA 101, 11.4.3.2.(Protection from Hazards). Consult with the AHJ as to the location where the railings are required.
- 13) All outstanding code violations shall be corrected prior to final inspection.
- 14) Application requires State Fire Marshal approval.
- 15) A firefighter Building Marking Sign is required.
- 16) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
- 17) Sprinkler system shall be installed in accordance with NFPA 13.
- 18) A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate fire alarm permit is required from a certified fire alarm company.
- 19) Fire Alarm system shall be installed in accordance with NFPA 72.
- 20) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

Dept: Planning **Status:** Approved w/Conditions **Reviewer:** Nell Donaldson **Approval Date:** 07/24/2015

Note: Change of use proposed is over 10,000 square feet requires a Level II Site Plan review

Ok to Issue:

Conditions: