

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GREAT MAINE WHARF LLC /TBD

Located at

68 COMMERCIAL ST - MAINE WHARF - end  
of Building A)

PERMIT ID: 2013-00256

CBL: 030 D001001

has permission to **Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied** 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 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 2013-00256	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 COMMERCIAL ST - MAINE WHARF - (end of Building A)	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ
Past Use: End of Building 'A' closest to Commercial Street - wholesale/fish packing (1st floor only)	Proposed Use: repair of existing space-proposed use undetermined at this time	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00
Proposed Project Description: Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 4/2/12	INSPECTION: Use Group: TBD Type: 33 (Phase I of III) IBC, 2009
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: bjs	Date Applied For: 02/06/2013	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/2/13 <i>AKM</i>	<input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  Date: _____	<input checked="" type="checkbox"/> Not in District or Landmark  <input type="checkbox"/> Does Not Require Review  Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied  Date: <i>AKM</i>

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

Permit No: 2013-00256	Date Applied For: 02/06/2013	CBL: 030 D001001
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Location of Construction: 68 COMMERCIAL ST - MAINE W	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: repair of existing space- proposed use undetermined at this time (Phase I)	Proposed Project Description: Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied
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Dept: Zoning      Status: Approved w/Conditions      Reviewer: Ann Machado      Approval Date: 02/15/2013  
 Note:      Ok to Issue:

1) This permit is being issued with the condition that all the work is taking place within the existing footprint and shell. Any changes to the exterior will require a separate permit application and review.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

3) This permit is being issued for internal repair of the end of Building 'A'. There is no proposed tenant at this time, so there is no proposed use. A tenant fit up permit will need to be applied for when the space is occupied to establish the use.

Dept: Building      Status: Approved w/Conditions      Reviewer: Jon Rioux      Approval Date: 04/02/2013  
 Note:      Ok to Issue:

1) Phased approval. This City is issuing a permit for the construction of structural repairs to the existing building before the construction documents for the whole building or structure have been submitted.

The design professional of responsible charge and building Owner shall proceed at the Owner's own risk with the building operation and without assurance that a permit for the entire structure or separate uses will be granted.

2) No permit shall be issued until the applicant has removed and disposed of all (friable asbestos) such material in accordance with applicable state and federal regulations.

Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved State and City or Portland rules and requirement.

3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

Dept: Fire      Status: Approved w/Conditions      Reviewer: Ben Wallace Jr      Approval Date: 04/02/2013  
 Note:      Ok to Issue:

1) There is no approved use for these spaces and any fire review that has taken place has been based upon prior historical use of low hazard storage/industrial use. Additional permits are required prior to any approved occupancy.

2) All construction shall comply with City Code Chapter 10.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAINE WHARF LLC /TBA

Located at

68 COMMERCIAL ST - Maine Wharf

PERMIT ID: 2013-02676

ISSUE DATE: 01/29/2014

CBL: 030 D001001

has permission to **Interior and Exterior Renovations of Building A, phase II - to raise the first floor to ceiling height to 15'+ Adding a 3rd story to middle portion of building. Use will need to be established on a separate permit**

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 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 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/ Jeanie Bourke

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  
Bldg A - no use established yet except for Morrison's processing on 1st floor

**Building Inspections**

Use Group: N/A      Type: 3B  
Vacant - No Established Use  
The Construction Design is based on most restrictive Use, A-2 Assembly  
Mixed Use NonSeparated  
NFPA 13 Sprinkled  
Building A Middle Portion  
MUBEC/IBC 2009

**Fire Department**

PERMIT ID: 2013-02676

Located at: 68 COMMERCIAL ST - Maine

CBL: 030 D001001

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

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

Permit No:

2013-02676

Date Applied For:

12/05/2013

CBL:

030 D001001

**Proposed Use:**

Same: Marine uses - Building A

**Proposed Project Description:**

Interior and Exterior Renovations of Building A, phase II - to raise the first floor to ceiling height to 15'+ Adding a 3rd story to middle portion of building. Use will need to be established on a separate permit

**Dept:** Zoning**Status:** Approved w/Conditions**Reviewer:** Marge Schmuckal**Approval Date:** 01/09/2014**Note:****Ok to Issue:** **Conditions:**

- 1) Flood damage resistant materials shall be used and adequately anchored as required under FEMA guidelines.
- 2) The Floodplain forms for this less than 50% project begins work, all supplied forms must be signed and returned to the Zoning Administrator.
- 3) There have been no uses established for the 1st floor except for Morrison's seafood processing. Before any spaces are re-occupied it will be necessary to show all uses within the building, getting occupancy permits when required. Uses must be detailed along with floor plans that are to scale.

**Dept:** Building**Status:** Approved w/Conditions**Reviewer:** Jeanie Bourke**Approval Date:** 01/24/2014**Note:****Ok to Issue:** **Conditions:**

- 1) This permit does not approve occupancy, a separate permit for tenant fit up and associated occupancy is required.
- 2) 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.
- 3) This phased building permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.
- 4) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.
- 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.

**Dept:** Fire**Status:** Approved w/Conditions**Reviewer:** Chris Pirone**Approval Date:** 01/29/2014**Note:****Ok to Issue:** **Conditions:**

- 1) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 2) This is a shell permit only and the plans are not being reviewed for occupancy.

**Dept:** DRC**Status:** Approved w/Conditions**Reviewer:** Philip DiPierro**Approval Date:** 11/21/2013**Note:****Ok to Issue:** **Conditions:**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAINE WHARF LLC /Keeley Construction

Located at

68 COMMERCIAL ST

PERMIT ID: 2013-02755

ISSUE DATE: 02/07/2014

CBL: 030 D001001

has permission to **Interior and Exterior Renovations of Building A, phase III - to raise the first floor to ceiling height to 15'+ and to add a third floor to the rear 2/3 of the building. Use will need to be established on a separate permit**

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/ Jeanie Bourke

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- Vacant & being rebuilt

**Building Inspections**

Use Group: N/A      Type: 3B

Vacant - No Established Use

The Construction Design is based on most restrictive Use, A-2 Assembly

Mixed Use NonSeparated

NFPA 13 Sprinkled

Building A, rear 2/3

MUBEC/IBC 2009

**Fire Department**

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

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

Permit No:

2013-02755

Date Applied For:

12/18/2013

CBL:

030 D001001

**Proposed Use:**

Same: Vacant Marine use related building - Bldg A

**Proposed Project Description:**

Interior and Exterior Renovations of Building A, phase III - to raise the first floor to ceiling height to 15'+ and to add a third floor to the rear 2/3 of the building. Use will need to be established on a separate permit

**Dept:** Zoning**Status:** Approved w/Conditions**Reviewer:** Marge Schmuckal**Approval Date:** 01/09/2014**Note:****Ok to Issue:** **Conditions:**

- 1) The new work shall consist of flood damage resistant materials that are adequately anchored.
- 2) All Floodplain forms shall be filled out, signed and returned prior to commencing work.
- 3) Separate permits are required for any and all new tenants with detailed floor plans showing sizes and locations of all tenants. It is understood that the building is presently empty. Tenant's type of use shall be documented in detail.

**Dept:** Building**Status:** Approved w/Conditions**Reviewer:** Jeanie Bourke**Approval Date:** 02/06/2014**Note:****Ok to Issue:** **Conditions:**

- 1) 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.
- 2) This phased Shell and 3rd Floor Expansion permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.
- 3) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 4) 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.

**Dept:** Fire**Status:** Approved w/Conditions**Reviewer:** Chris Pirone**Approval Date:** 01/29/2014**Note:****Ok to Issue:** **Conditions:**

- 1) This is a shell permit only and the plans are not being reviewed for occupancy.
- 2) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>

**Dept:** DRC**Status:** Approved w/Conditions**Reviewer:** Philip DiPierro**Approval Date:** 01/24/2014**Note:****Ok to Issue:** **Conditions:**

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: 2015-00019

ISSUE DATE: 03/20/2015

CBL: 030 D001001

has permission to **Amendment to Permit#2014-01013 Reconfigure walls to create new tenant space for the retail that was originally part of the restaurant, relocate the ADA bathroom, exit/emergency lights (Building A, Tenant A - First Floor). Separate permit for tenant fit-up**

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 cloed-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*

Fire Official

*/s/ Jeanie Bourke*

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 - 1st floor retail (Tenant Space A) & restaurant, 2nd & 3rd floors vacant

***Building Inspections***

Use Group: A-2/M    Type: 3B  
Assembly - Restaurant  
Mercantile  
NFPA 13 Sprinkler System  
Bldg. A, Unit A, 1st Fir  
MUBEC/IBC 2009

***Fire Department***



<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-00019	<b>Date Applied For:</b> 01/06/2015	<b>CBL:</b> 030 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: First Floor Restaurant and Retail. Second and Third Floors Currently Vacant.		<b>Proposed Project Description:</b> Amendment to Permit#2014-01013 Reconfigure walls to create new tenant space for the retail that was originally part of the restaurant, relocate the ADA bathrom, exit/emergency lights (Building A, Tenant A - First Floor). Separate permit for tenant fit-up		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/17/2015	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/19/2015	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) A SEPARATE PERMIT IS REQUIRED FOR THE TENANT FIT UP OF THIS RETAIL SPACE "A". THIS PERMIT ONLY MAKES THE RESTAURANT AND MARKET SEPARATE TENANT SPACES.				
2) All previous conditions apply from the original approved permit.				
3) 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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 03/17/2015	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) 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.				
2) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
3) All construction shall comply with City Code Chapter 10.				

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 (Bldg. A, Unit #1)

PERMIT ID: 2015-00947

ISSUE DATE: 05/11/2015

CBL: 030 D001001

has permission to **Establish the new retail use for Certificate of Occupancy (Gallery - Unit 1). No interior work or construction, see previous permits.**

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 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 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/ Jeanie Bourke*

Fire Official

*/s/ Jeanie Bourke*

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 - Unit 1 retail gallery

***Building Inspections***

Use Group: M      Type: 3B  
Mercantile - retail gallery  
Occupant Load = 36  
NFPA 13 Sprinkler System  
Unit #1, First Floor  
MUBEC/IBC 2009

***Fire Department***

Classification:  
Class C Mercantile  
Unit #1  
NFPA

PERMIT ID: 2015-00947

Located at: 68 Commercial St (Bldg. A, Unit

CBL: 030 D001001

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No: 2015-00947	Date Applied For: 05/05/2015	CBL: 030 D001001
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<b>Proposed Use:</b> First Floor Restaurant and separate retail gallery space (Bldg. A, Unit 1), Second and Third Floors Currently Vacant	<b>Proposed Project Description:</b> Establish the new retail use for Certificate of Occupancy (Gallery - Unit 1). No interior work or construction, see previous permits.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/06/2015
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) Separate permits shall be required for any new signage.			

<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/06/2015
<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) This is a Change of Use ONLY permit. Construction work was approved on previous permits.			
3) 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.			

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/08/2015
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.			
2) 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.			
3) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.			
4) 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.			



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 68 Commercial St

CBL 030 D001001

Issued to Wharf Holdings Llc /Keeley Construction

Date of Issue 10/21/2003

*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. 03-0688, 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.

PORTON OF BUILDING OR PREMISES

APPROVED OCCUPANCY

2nd Floor end of pier

Commercial Office Space  
Use Group B, Type 3

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:  
(Date)

*MSB*  
10/1/03

*Thomas R. Keeley*  
Inspector

*William J. St. John*  
Inspector of Buildings

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 - Building or Use Permit Application**

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

Permit No: 04-0672	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 Commercial St	Owner Name: Wharf Holdings Llc	Owner Address: 72 Commercial St	Phone:
Business Name:	Contractor Name: Curtis Van Brocklin	Contractor Address: 125 Woodlawn Ave. Portland	Phone: 2078785597

Lessee/Buyer's Name	Phone:	Zone: <i>WC2</i>
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Past Use: Seafood Processing	Proposed Use: Seafood Processing w/two walk-in coolers and a restroom added  <i>All interior work</i>	Permit Fee: \$336.00	Cost of Work: \$35,000.00	CEO District: 1
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Proposed Project Description: add two walk-in coolers and a restroom	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type:
	Signature: <i>U M M</i>	Signature:
	Signature:	Date:

Permit Taken By: kwd	Date Applied For: 05/26/2004	<b>Zoning Approval</b>
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<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>It is understood that this is all interior work</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj. <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: <i>5/27/04</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

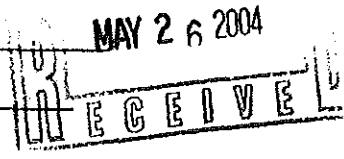
\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

T. J. Okey  
SP

04-0672


# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Commercial St		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 030	Block# D	Lot# 1
Owner: Holdings Management LLC		Telephone: 207-773-6300
Lessee/Buyer's Name (If Applicable) Curtis Van Brocklin	Applicant name, address & telephone: Curtis Van Brocklin 125 Woodlawn Ave. Portland, Maine, 04103	Cost Of Work: \$ 35,000 Fee: \$ 336.00
Current use: <u>Seafood Processing</u>		
If the location is currently vacant, what was prior use: <u>Seafood Processing</u>		
Approximately how long has it been vacant: <u>two years</u>		
Proposed use: <u>Seafood Processing</u>		
Project description: <u>two coolers and bathroom</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Curtis Van Brocklin</u>		
Mailing address: <u>125 Woodlawn Ave. Portland, Me, 04103</u>		
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-5597</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 05/26/2004
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GREAT MAINE WHARF LLC /Landmarc Construction

Located at

68 COMMERCIAL ST Building B)

PERMIT ID: 2013-01328

ISSUE DATE: 05/29/2014

CBL: 030 D001001

has permission to **Mezzanine addition to building B - adding partial 3rd floor for office use and deck (740 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 cloosed-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/ Jon Rioux*

**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 Inspections*

*Fire Department*

Building B - 1st floor marine uses, offices  
above

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

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

Permit No:

2013-01328

Date Applied For:

06/26/2013

CBL:

030 D001001

**Proposed Use:**

First floor marine use, offices above

**Proposed Project Description:**

Mezzanine addition to building B - adding partial 3rd floor for office use and deck (740 sf)

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/28/2013**Note:****Ok to Issue:** **Conditions:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) The use of this building shall remain as marine uses on the first floor and office use above. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 05/29/2014**Note:****Ok to Issue:** **Conditions:**

- 1) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.
- 2) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 .
- 3) The installation of this system shall comply with standards for ventilation and indoor air quality per ASHRAE 62.1 or 62.2-2007 edition.
- 4) This permit is approved based upon information provided by the design professional(s). Any deviation from the final approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 01/24/2014**Note:****Ok to Issue:** **Conditions:**

- 1) This is a shell permit only and the plans are not being reviewed for occupancy.
- 2) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 11/21/2013**Note:** Needs Administrative Authorization**Ok to Issue:** **Conditions:**

- 1) See Planning conditions of approval for site plan application #2013-104.



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 B)

PERMIT ID: 2015-01111

ISSUE DATE: 06/19/2015

CBL: 030 D001001

has permission to **Alterations - Renovation of existing 2nd floor office space (Maine Wharf - Building B) Interior Fit-Up for "Magna Carta".**

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 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

Fire Official

/s/ Jeanie Bourke

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 - 2nd floor office - "Magna Carta"

**Building Inspections**

Use Group: B      Type: 3B  
Business, Occupant Load = 20  
2nd Floor south near bay  
MUBEC/IBC 2009

**Fire Department**

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

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

Permit No:

2015-01111

Date Applied For:

05/19/2015

CBL:

030 D001001

**Proposed Use:**

Building B - Marine use 1st floor with offices above (Maine Wharf) - "Magna Carta"

**Proposed Project Description:**

Alterations - Renovation of existing 2nd floor office space (Maine Wharf - Building B) Interior Fit-Up for "Magna Carta".

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 06/18/2015**Note:** WCZ Zone**Ok to Issue:** **Conditions:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit approves interior work only.

**Dept:** Building Inspecti **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 06/18/2015**Note:****Ok to Issue:** **Conditions:**

- 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) AT THIS TIME THE NEW 3RD FLOOR CREATED ABOVE THIS OFFICE SPACE FROM PERMIT #2013-01328 HAS NOT BEEN APPROVED FOR OCCUPANCY, AND THE SPIRAL STAIR ON THOSE PLANS HAS NOT BEEN INSTALLED.
- 3) 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.