

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

10 EXCHANGE PROPERTIES LLC

**Located at**

10 EXCHANGE ST (8 Exchange St)

**PERMIT ID:** 2018-00218

**ISSUE DATE:** 05/15/2018

**CBL:** 032 I012100

has permission to **New bar, stage, entry door and ramp. Reconfigured rear stair enclosure, bathrooms and heating system. Walk-in cooler and new partitions in basement..**

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 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/ Brian Stephens*

**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***

# 8 bar/lounge with storage in basement

***Building Inspections***

**Use Group:** A-2, S-2    **Type:** 3B  
Assembly - Bar (Mark's Place) Storage -  
Basement  
Occupant Load: Main level = 100, Bsmt  
Level = 1  
Total Occupant Load = 101  
Sprinkled: NFPA 13  
First Floor & Bsmt Level  
MUBEC/IBC-2009

***Fire Department***

**Classification:**  
Assembly  
Ground floor  
NFPA 101 CH 13

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:**

Site Meeting

Certificate of Occupancy/Final Inspection

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

Electrical Close-in w/Fire & Draftstopping

Final - Electric

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><br>2018-00218   | <b>Date Applied For:</b><br>02/16/2018 | <b>CBL:</b><br>032 I012100                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |                                      |   |  |   |
| <b>Proposed Use:</b><br>Bar (first floor) & Basement Storage (non-combustible, no alcohol over 16% )  |                                      | <b>Proposed Project Description:</b><br>New bar, stage, entry door and ramp. Reconfigured rear stair enclosure, bathrooms and heating system. Walk-in cooler and new partitions in basement.. |  |   |
| <b>Dept:</b> Historic   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Deborah Andrews  | <b>Approval Date:</b> 05/14/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) The obsolete movie theater sign and all obsolete hardware is to be removed from the façade and entry alcove, including conduit, and façade is to be neatly patched.  |                                      |   |  |   |
| 2) Entire alcove is to be neatly patched and painted, including base trim at the bottom of the sidewalls. HP staff recommends wrapping the paint color on the front of the columns at either side of the alcove, to the sides of the front columns. (Not necessarily all the way into the alcove.)  |                                      |   |  |   |
| 4) Any exterior alteration, including signage, requires review and approval by Historic Preservation staff.   |                                      |   |  |   |
| <b>Dept:</b> Zoning   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado  | <b>Approval Date:</b> 04/23/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b> B-3, Historic, PAD<br>drinking establishment is permitted under section 14-217(g)<br>all interior work   |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) Separate permits shall be required for any new signage.  |                                      |   |  |   |
| 2) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.   |                                      |   |  |   |
| 3) 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 |                                      |   |  |   |
| 4) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  |                                      |   |  |   |
| 5) With the issuance of this permit and the certificate of occupancy the use of this space shall remain as a bar. Any change of use shall require a separate permit application for review and approval.  |                                      |   |  |   |
| <b>Dept:</b> Building Inspecti  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Brian Stephens   | <b>Approval Date:</b> 05/10/2018       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |   |  |   |
| <b>Conditions:</b>  |                                      |   |  |   |
| 1) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101  |                                      |   |  |   |
| 2) Per IBC Sec. 1008.1 Means of Egress shall be provided with illumination  |                                      |   |  |   |
| 3) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards.  |                                      |   |  |   |
| 4) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 718.  |                                      |   |  |   |
| 5) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.  |                                      |   |  |   |
| 6) Construction shall be in compliance with the requirements of the IBC 2015, MUBEC and ADA standards.  |                                      |   |  |   |

**PERMIT ID:** 2018-00218

**Located at:** 10 EXCHANGE ST (8 Exchange

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- 7) Penetrations in or 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. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.
- 8) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.
- 9) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.
- 10) Permit approved based upon information provided by the applicant, This is an After the Fact permit for work that was performed prior to approvals. Responsibility lies solely with the applicant. City inspections may require exposure of any hidden elements, and additional work and design/installation approvals may be required.
- 11) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 12) Basement level approved as S-2 Low-Hazard Storage as per 2015 IBC Section 311.3. Basement storage must be non-combustible and alcohol over 16% is not permitted.
- 13) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintained for rating and continuity. Additional materials may need to be added for compliance.
- 14) Required egress aisle width shall be maintained to all exits at throughout the assembly occupancy per IBC Sec. 1029.9
- 15) All structural design requirements, changes or upgrades found during the alterations shall be submitted to this office for approval prior to commencement of the work.
- 16) 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.
- 17) 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.
- 18) Each room or space that is an assembly occupancy (50 or more) shall have the occupant load posted in a conspicuous place near the main exit from the room or space.
- 19) The tables and chairs must not block any means of egress of any building, even during storage.
- 20) The guardrail system shall meet the loading requirements of section 1607.8 of the IBC 2015 Building Code.
- 21) The glazed wall panels to be installed per the manufacturers specifications and shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.
- 22) Approval of City license is subject to health inspections per the Food Code.

**Dept:** Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Benjamin Pearson **Approval Date:** 03/28/2018

**Note:** Emailed mike@archetypepa.com on 3/12

**Ok to Issue:**

**Conditions:**

- 1) Applicant states that a kitchen will be installed in the lower level in the future. Grease control equipment will be required at that time.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 05/14/2018

**Note:** **Ok to Issue:**

**Conditions:**

- 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space. Your maximum occupancy load is 100 people on the ground floor (main level).
- 2) 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.

- 3) A separate City of Portland 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.
- 4) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 6) 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.
- 7) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. Emergency Lighting in accordance with 2009 NPFA 101, sections 7.9 shall be provided.
- 8) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources.