

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

GOULD CO LLC/Landmarc Construction

**Located at**

414 FORE ST

**PERMIT ID:** 2013-01232

**ISSUE DATE:** 10/31/2013

**CBL:** 032 N009001

has permission to **Change of use from retail to restaurant - two floors - Wharf St. and Fore St. levels - fit up space including seating, bars and kitchen and equipment, new ADA bathrooms. Change of Use only (no construction) floors 3, 4 & 5 (5 mezz) to 2 Dwelling Units**

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.
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*/s/ Chris Pirone*

*/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***

Restaurant bottom two floors, one dwelling unit on 3rd floor and one dwelling unit on 4th & (5th mezz)

***Building Inspections***

**Use Group:** A-2/R-3    **Type:** 4  
Heavy  
Timber  
Frame  
  
Assembly - Restaurant/Lounge - Floors 1 & 2 (basement storage)  
Two Residential Dwelling Units - Floors 3, 4 & (5 mezz)

***Fire Department***

**Classification:**  
Mixed Separated Mercantile  
B/1-2 Unit  
ENTIRE  
2009 NFPA Performance Based

MUBEC/IBC 2009

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:**

Foundation/Rebar  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Final - Electric  
Certificate of Occupancy/Final  
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> 2013-01232	<b>Date Applied For:</b> 06/14/2013	<b>CBL:</b> 032 N009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Restaurant and Two Dwelling Units		<b>Proposed Project Description:</b> Change of use from retail to restaurant - two floors - Wharf St. and Fore St. levels - fit up space including seating, bars and kitchen and equipment, new ADA bathrooms. Change of Use only (no construction) floors 3, 4 & 5 (5 mezz) to 2 Dwelling Units		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deb Andrews	<b>Approval Date:</b> 10/23/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Approved with the understanding that the roof railing is not required and has been eliminated from plans.				
2) Door details submitted to staff on 10/4/13 to be revised to include recessed panel, rather than raised panel. Molding around glass to match molding around recessed panel.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/20/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is to establish the use of the basement as storage and the first floor (Wharf Street) and the second floor as restaurant use.. It is also to fit up the first and second floors for the restaurant. It also establishes the use of the third floor as a dwelling unit and the use of the fourth and fifth floor (mezzanine) as a dwelling unit. Separate permits will be applied for in the future to build out the two dwellingunits. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
4) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 10/24/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
2) Permit 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.				
3) For the 2 Residential units on floors 3, 4 & 5, this permit approves the change of use only. Separate permits are required for the fit up of these spaces and habitation will be approved upon compliance at the final inspection and the issuance of the Certificate of Occupancy.				
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) 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.				
6) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
7) Approval of City license is subject to health inspections per the Food Code.				
8) 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.				
9) Approval is per the architects recommendation and per IBC 2009 Section 3409 for Historic Structures to exempt the guard for roof access to service mechanical equipment in lieu of federal OSHA standards for tie off requirements.				

**PERMIT ID:** 2013-01232

**Located at:** 414 FORE ST

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