




Planning & Urban Development Department

MEMORANDUM

TO: Gould Company LLC (Paige Gould, Owner)

FROM: Jonathan Rioux, Deputy Director of Inspections 

CC: Jeanie Bourke, CEO/ Plan Reviewer
Chris Pirone, Captain/ Fire Prevention Officer

DATE: March 6, 2014

RE: C. of O. for # 414 Fore Street; CBL: 032 N009001

An evaluation of the above referenced property revealed that the 1st and 2nd floor Restaurant "Central Provisions" is operating with an expired Certificate of Occupancy (C of O), and the "vacated" 4th and 5th floor are being occupied as a dwelling unit.

Below, are the items you requested to memorialize the items noted during our walk-through inspection of 414 Fore Street. As discussed, the following deficiencies shall be corrected, and or met prior to issuance of each C of O and removal of the "Posted-Against-Occupancy-Notice", dated 09/25/2013.

In order to streamline the occupancy process, and receive a permanent C of O for each of the occupancies, please follow steps 1-9, see below:

Permit Application(s)

1. Submit a complete commercial building permit application with clarification from your design professional on the code compliance of the exterior stairs as a primary exit for the new residential occupancy.
 - a. Note: Construction documents shall be prepared by a Design Professional and bear their seal.
 - b. You indicated that the third floor use will no longer be residential. The proposed *use* must be clarified on the new commercial building permit application, see existing permit description below:
2013-01232- 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



- c. Electronic media documents are required for submittal; the construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of City Building Code.
<http://www.portlandmaine.gov/planning/applicantsubmittalelectronicplanreview.pdf>
2. Submit an after-the-fact HVAC application for any new mechanical systems
3. Complete internal plumbing work under Plumbing Permit # 2014-00403
4. Complete wiring for proposed work under Electrical Permit #2014-00414.
5. **Submit a proposed action plan with timelines to the City by 3/10/2014 to address the items identified in this memorandum.**

Scheduled Inspection(s)

Once the commercial building permit application is approved/ issued follow the inspection schedule, see below:

6. Close-In: Electrical (Master Electrician Required)
7. Close-In: Plumbing/ HVAC (Licensed Master Plumber Required)
8. Close-In: Framing (if required with new commercial building permit)
9. Final Inspection/ Certificate of Occupancy

Please feel free to contact me at 207.874.8702 if you have any questions or concerns