

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

420 FORE LLC

Located at

416 FORE ST

PERMIT ID: 2015-00535

ISSUE DATE: 04/07/2015

CBL: 032 N010001

has permission to **Alterations - (for re-occupancy) - remedial work on stairwells and general refinishing of interior (after-the-fact) & fit up for "Mark's Place"**

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/ David Petruccelli

/s/ Jonathan Rioux

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 Inspections

Fire Department

Bar (Mark's Place) - 1st floor, left side
(Fore St)

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:

After Fire Inspection

Close-in Plumbing/Framing

Electrical Close-in w/Fire & Draftstopping

Final - Fire

Certificate of Occupancy/Final

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

Final - Electric

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: 2015-00535	Date Applied For: 03/20/2015	CBL: 032 N010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant/Bar - "Marks Place". - 1st floor, left side on Fore Street	Proposed Project Description: Alterations - (for re-occupancy) - remedial work on stairwells and general refinishing of interior (after-the-fact) & fit up for "Mark's Place"			
Dept: Historic Status: Approved w/Conditions Reviewer: Deborah Andrews Approval Date: 04/06/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Approved with the condition that proposed scope of work includes no exterior alterations, including mechanicals or utilities.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/26/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit is being issued for alterations & remedial structural work done in the basement and Wharf Street level that needs to be corrected. When this permit is issued and the work is done, a certificate of occupancy will be issued for Mark's Place on the first floor, left side on Fore St. 2) As the other tenant spaces are occupied in the building, certificates of occupancy must be obtained for each space.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jonathan Rioux Approval Date: 04/06/2015 Note: This permit application and corrective action plan are requesting phased occupancy/ final inspections. Field modification may be required. Owner will submit separate permit amendments. Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) 1008.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials "permitted by the building type of construction", and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC). 3) 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5. 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Benjamin Pearson Approval Date: 04/06/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) When restaurant fit out is planned, grease control equipment will be required. Due to the existence of two 1,000 gallon concrete grease interceptors in Wharf Street, an approved unit must be installed in the basement to capture drainage from the kitchen. 2) Architect is not completing tenant fit out for restaurant and does not intend to modify the plumbing.				
Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 04/02/2015 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.				

PERMIT ID: 2015-00535

Located at: 416 FORE ST

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- 2) 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.
- 3) All smoke detectors shall be photoelectric.
- 4) The installation shall comply with the following:
City of Portland Chapter 10, Fire Prevention and Protection;
NFPA 1, Fire Code (2009 edition), as amended by City Code;
NFPA 101, Life Safety Code (2009 edition), as amended by City Code;
City of Portland Fire Department Rules and Regulations;
NFPA 72, National Fire Alarm and Signaling Code (2010 edition), as amended by Fire Department Rules and Regulations; and
NFPA 70, National Electrical Code (2011 edition) as amended by the State of Maine
- 5) The fire alarm system shall have a new fire alarm inspection sticker.
- 6) In field installation shall be installed per code as conditions dictate.
- 7) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
- 8) Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 9) The fire alarm technician shall be present for the fire inspection. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8400 to schedule.
- 10) A firefighter Building Marking Sign is required.
- 11) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 12) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 13) 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.
- 14) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 15) 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.
- 16) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 17) 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.
- 18) Supervising Station monitoring for addressable fire alarm systems shall be by point.
- 19) Fire extinguishers are required per NFPA 1.
- 20) A 4100 series Knox Box is required.
- 21) Fire department connection type and location shall be approved in writing by Fire Prevention Bureau.
- 22) 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.
- 23) 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.
- 24) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.
- 25) Application requires State Fire Marshal approval.
- 26) Construction or installation shall comply with City Code Chapter 10.
- 27) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.

28 Shall comply with the conditions of NFPA 101 Life Safety Code (2009)

Ch. 13.3.5 Extinguishing Requirements

13.3.5.1 Where the occupant load exceeds 100, the following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1(1)

(1) Bars with live entertainment

29 All means of egress to remain accessible at all times.