

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
416 FORE STREET LLC

**Located at**  
416 FORE ST (Wharf Street)

**PERMIT ID:** 2015-01516    **ISSUE DATE:** 09/21/2015    **CBL:** 032 N010001

has permission to **Tenant Fit-Up/establish use. Renovation of ADA accessible unisex bathroom, bar countertop w/sinks, and cooktop w/hood for "Mash Turn" - Phase 4 - Wharf Street level - left side basement & ground floor**

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/ Craig Messinger*

*/s/ Tammy Munson*

**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***

Wharf Street - basement, left side - storage; ground floor - left side - restaurant/bar

***Building Inspections***

***Fire Department***

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:**

Close-in Plumbing/Framing

Electrical - Commercial

Final Inspection

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><br>2015-01516  | <b>Date Applied For:</b><br>06/25/2015 | <b>CBL:</b><br>032 N010001                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716   |                                      |  |  |   |
| <b>Proposed Use:</b><br>Restaurant/Bar ("Mash Turn") - Phase 4  |                                      | <b>Proposed Project Description:</b><br>Tenant Fit-Up/establish use. Renovation of ADA accessible unisex bathroom, bar countertop w/sinks, and cooktop w/hood for "Mash Turn" - Phase 4 - Wharf Street level - left side basement & ground floor |  |   |
| <b>Dept:</b> Historic   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Deborah Andrews   | <b>Approval Date:</b> 07/17/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |  |  |   |
| <b>Conditions:</b>  |                                      |  |  |   |
| 1) All exterior work to conform to plans reviewed and approved by HP Board on 2/18/2015, including Board conditions of approval.  |                                      |  |  |   |
| <b>Dept:</b> Zoning   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Ann Machado   | <b>Approval Date:</b> 07/02/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |  |  |   |
| <b>Conditions:</b>  |                                      |  |  |   |
| 1) Separate permits shall be required for any new signage.  |                                      |  |  |   |
| 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.  |                                      |  |  |   |
| <b>Dept:</b> Building Inspecti  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Tammy Munson  | <b>Approval Date:</b> 09/21/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |  |  |   |
| <b>Conditions:</b>  |                                      |  |  |   |
| 1) Your maximum occupancy limit is 40 people. You shall NOT exceed that capacity at anytime or you will be required to install another bathroom per State law.  |                                      |  |  |   |
| 2) 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. |                                      |  |  |   |
| 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> Engineering DPS  | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Benjamin Pearson  | <b>Approval Date:</b> 07/07/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |  |  |   |
| <b>Conditions:</b>  |                                      |  |  |   |
| 1) Applicant to install an automatic grease removal unit to capture grease from three bay sink and pre-rinse sink. Both sinks must be tied into the unit.   |                                      |  |  |   |
| <b>Dept:</b> Fire   | <b>Status:</b> Approved w/Conditions | <b>Reviewer:</b> Craig Messinger   | <b>Approval Date:</b> 07/02/2015       | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Note:</b>  |                                      |  |  |   |
| <b>Conditions:</b>  |                                      |  |  |   |
| 1) 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.  |                                      |  |  |   |
| 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) All means of egress to remain accessible at all times.   |                                      |  |  |   |
| 4) Shall comply with NFPA 101, Chapter 12, New assembly Occupancies.  |                                      |  |  |   |

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- 5) 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.
- 6) Shall meet the requirements of 2009 NFPA 1 Fire Code.
- 7) All construction shall comply with City Code Chapter 10.