

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 with interior finishes, seating, bars and kitchen and equipment - new ADA bathrooms**

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/ 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

Building Inspections

Use Group: A-2/R-3 **Type:** 4
Heavy
Timber
Frame

Assembly - Restaurant/Lounge - Floors
1 & 2 (basement storage)
Residential 1 & 2 Family - Floors 3, 4 &
(5 loft)
ENTIRE
MUBEC/IBC 2009

Fire Department

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

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:

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-01232	Date Applied For: 06/14/2013	CBL: 032 N009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant	Proposed Project Description: Change of use from retail to restaurant - two floors - Wharf St. and Fore St. levels - fit up space with interior finishes, seating, bars and kitchen and equipment - new ADA bathrooms			
Dept: Historic Status: Approved w/Conditions Reviewer: Deb Andrews Approval Date: 10/23/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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.				
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Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/20/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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.. The existing legal use for the third floor and fourth floor is warehouse. 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.				
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Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 10/24/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
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 is 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

CBL: 032 N009001

