

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

428 FORE STREET LLC /The Herget Group

**Located at**

428 FORE ST / 37-39 Wharf St

**PERMIT ID:** 2014-00339

**ISSUE DATE:** 05/05/2014

**CBL:** 032 R001001

has permission to **37 Wharf St., Tenant fit up, structural wall demo, new bathrooms, bar, and work on the exterior doors for egress and historic compliance**

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 closed-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***

37-39 Wharf St: 1st floor: being changed to bar/lounge

***Building Inspections***

**Use Group:** A-2      **Type:** 3B  
Assembly - Bar/Lounge Occupant Load 88  
Basement - Storage  
NFPA 13 System (Required)  
Business/Mercantile Use separated above  
37-39 Wharf St.  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Multiple Occupancies/ separated. Assembly Occupant Load 88/Sub Basement:Storage  
Basement Level/ which is 3  
NFPA 2009

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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 w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Final - Fire

Site VISIT

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> 2014-00339	<b>Date Applied For:</b> 02/20/2014	<b>CBL:</b> 032 R001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Change of use First floor of 37 Wharf St., from a retail clothing store to a bar/lounge		<b>Proposed Project Description:</b> 37 Wharf St., Tenant fit up, structural wall demo, new bathrooms, bar, and work on the exterior doors for egress and historic compliance		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 04/29/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Door # 1 (nearest to Plum Street) is to be reconstructed to match door #2 (left hand doors, facing the building on Wharf Street.)</li> <li>2) HP staff understands that both sets of double doors facing Wharf Street are to be re-hung to swing out. If changes are planned for the exterior trim or the depth of the doors in the masonry opening, HP staff is to be notified at 756-8023.</li> <li>3) No exterior alterations are approved at this time, except for changes to exterior doors facing Wharf Street, which were reviewed and approved with conditions on 4/29/14.</li> <li>4) Contractor shall finalize exterior handle set choice and height of panic bar on doors with HP staff prior to installation.</li> </ol>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 03/06/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This property is located in the Downtown Entertainment Overlay Zone which limits entertainment licenses. A business with an entertainment license may not be located within 100 feet of another business with an entertainment license, as measured along or across public ways from the main entrance or entrances of each.</li> <li>2) A separate license through the City Clerk's office is required.</li> <li>3) Separate permits shall be required for any new signage.</li> <li>4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> </ol>				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 04/30/2014	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Approval of City license is subject to health inspections per the Food Code.</li> <li>2) 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.</li> <li>3) Periodic inspections by the Structural Engineer of Record are required. At the completion of construction, a stamped letter shall be submitted by the engineer of record verifying substantial compliance with the approved structural design and applicable test results. This is required prior to the final inspection, occupancy and a Certificate of Occupancy.</li> <li>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</li> <li>5) 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.</li> <li>6) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.</li> <li>7) 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.</li> <li>8) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.</li> </ol>				

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9) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Chris Pirone

**Approval Date:** 05/02/2014

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) Shall comply with 2009 NFPA 101 Chapter 12 New Assembly Occupancies  
Shall comply with 2009 NFPA 1 Chapter 20.1 New Assembly Occupancies.  
All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>
- 2) The Fire Alarm system must have a current inspection sticker on the panel or annunciator at the main entrance.
- 3) If the building has a Fire Alarm system then a certified Fire Alarm Company shall verify the existing Fire Alarm System complies with existing NFPA codes and ordinances for the entire building, not just the suite that is affected by this permit.
- 4) If the building has a sprinkler system then an NFPA 25 Inspection Report for the entire building, not just this suite is required.
- 5) Street addresses shall be marked on the structure.  
\*37-39 Wharf Street is the main entrance, but the building address is 428 Fore Street and this place of business occupies the basement level of this building.  
At your main entrance 37-39 Wharf Street sign with 3" letters can be used,  
In addition a sign in red lettering and white background with 1" letters shall be located at the entrance with:  
For Fire Departemnt Use  
428 Fore St.  
Level Basement
- 6) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.  
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.  
A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.  
This review does not include approval of sprinkler system design or installation.
- 7) Fire extinguishers are required per NFPA 1 Table 13.6.2.
- 8) Emergency Lighting shall be provided according to NFPA 101 7.9.  
Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.  
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.
- 9) 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.
- 10) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.  
Any cutting and welding done will require a Hot Work Permit from Fire Department.