

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FORE STREET PARTNERS LLC

**Located at**

436 FORE ST (45 Wharf St)

**PERMIT ID:** 2017-00818

**ISSUE DATE:** 08/07/2017

**CBL:** 032 R007001

has permission to **Interior renovations of portion of previously existing restaurant for use as drinking establishment. New ADA bathroom and bar**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Jason Grant*

*/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***

Drinking establishment

***Building Inspections***

**Use Group:** B

**Type:** 3B

Business - bar/lounge with less than 50 occupants

Occupant Load = 49

NFPA 13 sprinkler system

Ground floor Wharf St.

MUBEC/IBC 2009

***Fire Department***

**Classification:**

Class C Mercantile

ENTIRE

NFPA 101 CH# 37

**PERMIT ID:** 2017-00818

**Located at:** 436 FORE ST (45 Wharf St)

**CBL:** 032 R007001

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

### **REQUIRED INSPECTIONS:**

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

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

Final - Fire

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid 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> 2017-00818	<b>Date Applied For:</b> 05/26/2017	<b>CBL:</b> 032 R007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Drinking Establishment "Higher Grounds"		<b>Proposed Project Description:</b> Interior renovations of portion of previously existing restaurant for use as drinking establishment. New ADA bathroom and bar		
<b>Dept:</b> Historic		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 08/03/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) No exterior alterations are approved with this permit, including but not limited to windows, doors, trim, lighting, signs, masonry, venting mechanicals, etc. If any exterior work is planned it must be reviewed and approved in advance.				
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 06/08/2017
<b>Note:</b> B-3 zone, PAD		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval PRIOR to implementation				
3) This permit is approving interior work only. ANY exterior work including but not limited to installation of ducts and fans requires a separate review and approval through Historic Preservation. This property is located within a Historic District.				
4) Separate permits shall be required for any new signage.				
5) This unit shall remain a café/restaurant. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 08/07/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
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.				
3) All penetrations shall maintain the fire resistance rating of walls and ceilings with approved firestop materials, including electrical fixtures and exhaust vents per IBC Sec. 713 and IRC Sec. R302.4				
4) Each room or space that is an assembly occupancy shall have the occupant load posted in a conspicuous place near the main exit from the room or space. This applies even if under 50 occupants.				
5) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
6) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.				
7) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
8) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
9) Approval of City license is subject to health inspections per the Health/Food Code.				

**PERMIT ID:** 2017-00818

**Located at:** 436 FORE ST (45 Wharf St)

**CBL:** 032 R007001

**Dept:** Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 06/01/2017

**Note:** **Ok to Issue:**

**Conditions:**

- 1) Applicant not required to install a grease trap based on the projection that this will be a BEVERAGE ONLY facility. If at any point, this changes, an upgrade will be required.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 08/02/2017

**Note:** **Ok to Issue:**

**Conditions:**

- 1) This space shall have the occupancy load provided on your permit posted on a sign in a conspicuous place by the main entrance to the space.
- 2) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters  
All construction shall comply with 2009 NFPA 1, Fire Code.  
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).  
All means of egress to remain accessible at all times.  
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.  
Sprinkler system installation and work shall comply with 2016 NFPA 13.
- 4) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 5) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.
- 6) Grease laden vapor producing appliances (fryer, chair broiler) or appliances that can potentially produce grease laden vapor (cook tops) shall have a NFPA 96 complaint exhaust system and a NFPA 17A fire suppression system. A separate City of Portland Commercial Hood / Exhaust and or Non-Water Based Fire Suppression System Permit(s) is required for new and modified systems. This review does not include the installation or modification of exhaust or fire suppression systems.