

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that BACM 2007-3 WHARF STREET LLC –  
THE PEARL

Located At 446 FORE ST

Job ID: 2012-06-4246-ALTCOMM

CBL: 032- R-008-001

has permission to Infill frame the 2nd fl at the stair opening with a 1 hour assembly to eliminate the vertical opening 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

\_\_\_\_\_  
Fire Prevention Officer

 7/18/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-06-4246-ALTCOMM	Date Applied: 6/14/2012	CBL: 032- R-008-001	
Location of Construction: 446 FORE ST	Owner Name: BACM 2007-3 WHARF STREET LLC	Owner Address: ONE CANAL PLAZA PORTLAND, ME 04101	Phone:
Business Name: Pearl Lounge	Contractor Name: CAP Services, Tom Monroe	Contractor Address: 49 Bruce Hill RD Cumberland ME 04021	Phone: (207) 939-8838
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Bar Pearl Lounge	Proposed Use: Same - Pearl Lounge - stair enclosure Infill 2nd floor at stair for Im rating	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: 3B DBC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: <del>Close out Stair</del> and 2nd flr Interior work Only Infill Floor at stair		Pedestrian Activities District (P.A.D.)  <i>[Signature]</i> 2/18/12	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OKul condition 6/26/12 <i>[Signature]</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: Any exterior work requires a separate review <i>approval thru historic preservation</i>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

8-2-12-G Fmg in stairwell ok. - good to close.

8-17-12-G Final ok

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-06-4246-ALTCOMM

Located At: 446 FORE ST

CBL: 032- R-008-001

## **Conditions of Approval:**

### **Zoning**

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Building**

1. Application approval based upon information provided by the applicant or design professional; including revisions submitted dated received 7/17/12. This has changed the work to infill frame the 2<sup>nd</sup> floor at the stairs with a 1hour rated assembly as noted on the plans. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
4. Approval of City license is subject to health inspections per the Food Code.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. In fill the floor opening between the first and second floor with a one hour floor-ceiling assembly. The stair must remain unenclosed to the first floor space so that it is obvious to occupants of the first floor that it does not provide access to the second floor and does not create a concealed space; basically it's just another piece of furniture from that perspective. From the second floor there would be no indication of a stair below; it shall become additional second floor space.
3. The second floor space shall require additional permits and approvals prior to construction or occupancy.

**Jeanie Bourke - Pearl 446 Fore St permit 2012-06-4246-ALTCOM**

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**From:** Benjamin Wallace  
**To:** Jeanie Bourke  
**Date:** 7/16/2012 9:44 AM  
**Subject:** Pearl 446 Fore St permit 2012-06-4246-ALTCOM  
**CC:** Chris Pirone; John Martell  
**Attachments:** Benjamin Wallace.vcf

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Good morning,

So I just got off the phone with Tom Munroe (939-8838). Here are the three options they can use to address the stair from the first to second floor:

1. Enclose the stair with 1-hour rated construction as required for a stair. That includes top and bottom enclosure, fire doors top and bottom, and proper landing on both sides of the fire doors.
2. Remove the stair and close the floor-ceiling with a 1-hour assembly. They can then do what ever they choose with the space that use to be occupied by the stair above and below the floor ceiling assembly.
3. In fill the floor opening between the first and second floor with a one hour floor-ceiling assembly. The stair must remain unenclosed to the first floor space so that it is obvious to occupants of the first floor that it does not provide access to the second floor and does not create a concealed space. Basically it's just another piece of furniture from that perspective. From the second floor there would be no indication of a stair below; it becomes just additional second floor space.

Mr. Munroe asked that we put the permit on hold until he gets direction from Boulos how to proceed; but basically we can not approve the permit as submitted. John Martell and I have both explained to Boulos a number of times that the method they've proposed would not be approved.

Thanks,

Ben

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

B-3  
Historic

2012-6-4246 912



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>446 Fore St Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32      R      8</u>	Applicant: (must be owner, lessee or buyer) Name <u>CAP SERVICES</u> Address <u>49 Bruce Hill Rd</u> City, State & Zip <u>Cumberland</u>	Telephone: <u>207-829-8291</u>
Lessee/DBA <u>444 PEARL LLC</u> <u>DBA</u> <u>PEARL Lounge</u>	Owner: (if different from applicant) Name <u>BAM 2007-3 WHAT ST LLC</u> Address <u>ONE CANAL PLAZA</u> City, State & Zip <u>Portland ME 04101</u>	Cost of Work: <u>\$1800<sup>00</sup></u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>Lounge</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CLOSEOUT STAIR w/ 5/8 Sh</u>		
Contractor's name: <u>CAP SERVICES, Tom Munroe</u> Email: _____ Address: <u>49 Bruce Hill Rd</u> City, State & Zip: <u>CUMBERLAND, ME 04021</u> Telephone: <u>9398838</u> Who should we contact when the permit is ready: <u>TOM MUNROE</u> Telephone: <u>9398838</u> Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

RECEIVED  
JUN 14 2012

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the undersigned work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Dept of Building Inspections  
City of Portland, Maine

Signature: [Signature] Date: 6/12/2012

This is not a permit; you may not commence ANY work until the permit is issued

See revision date 7/17/12

446 Stair enclosure

- At bottom of stairs, build one hour rated wall with metal studs and sheetrock, install one hour rated birch veneer, gypsum core, 3'0" x 6'8" door, jamb, hinges, lockset and closer. Wall to be taped, mudded and painted

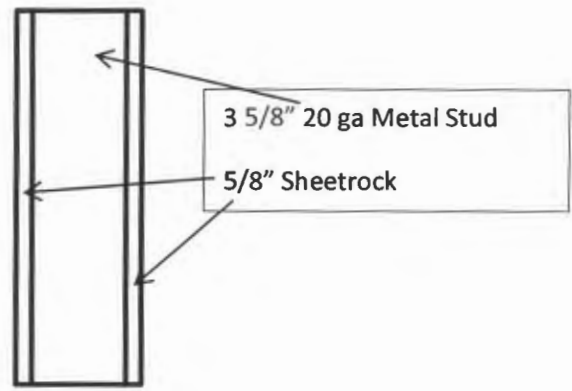
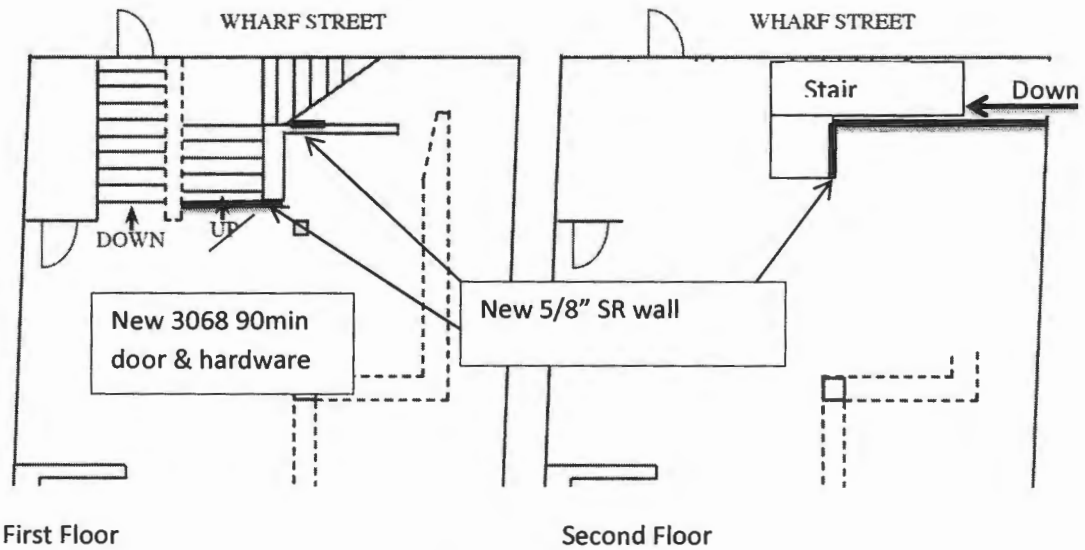
Install 5/8" sheetrock over existing open framing (both sides), tape mud, paint

Fill in openings at stairwell with 5/8" sheetrock, add T&G wood veneer to finish

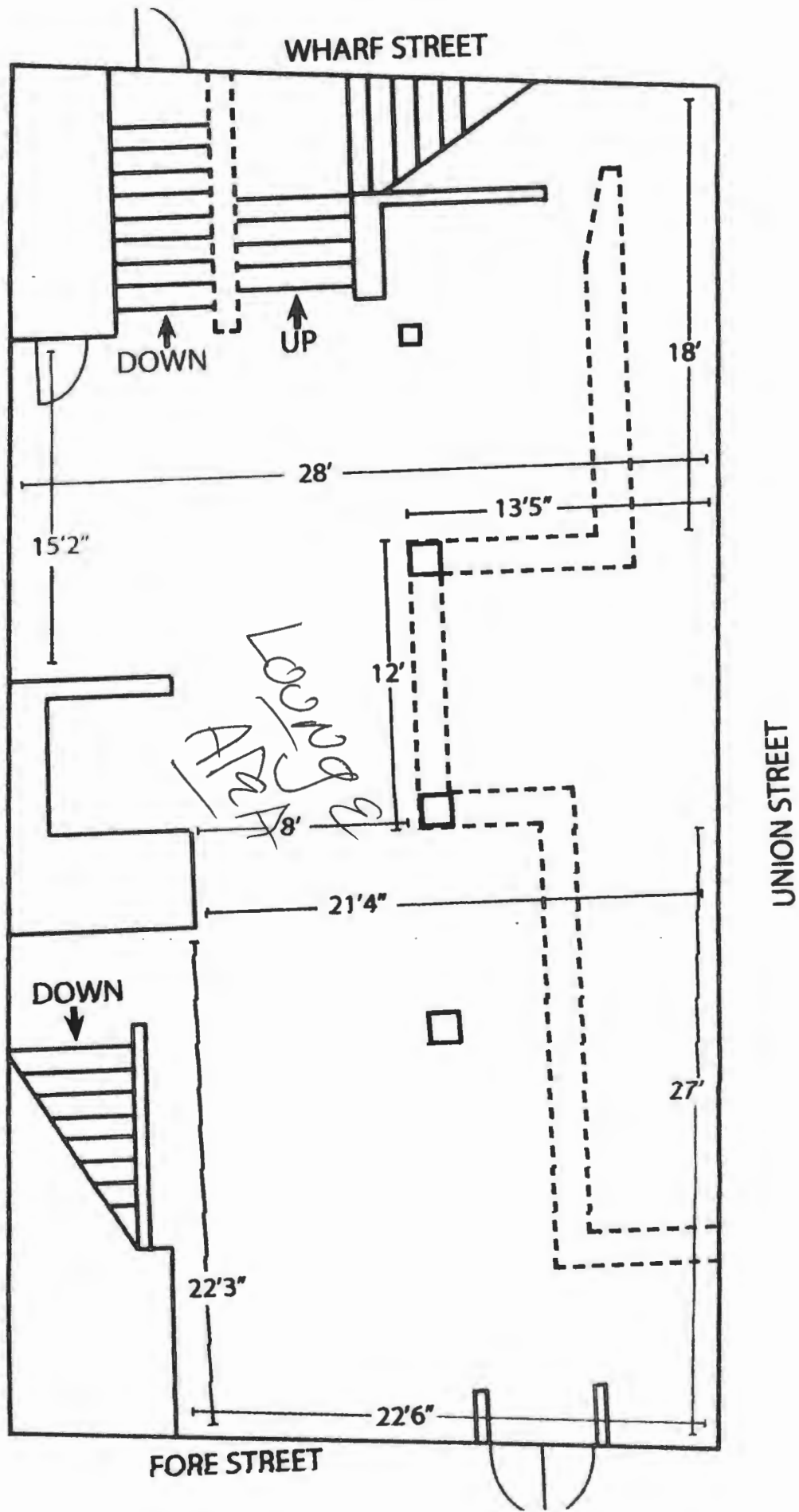
Top of stairs, build one hour rated wall at stair landing and on top of existing half wall. Tape, mud paint.

- Fire caulk penetrations

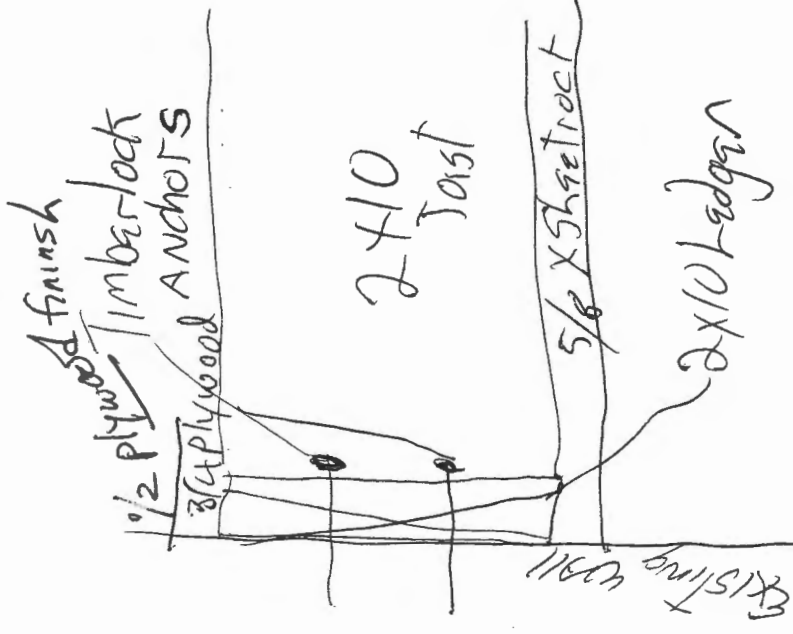
City of Portland Maine  
 Dept of Building Inspections  
 JUN 14 2012  
 RECEIVED





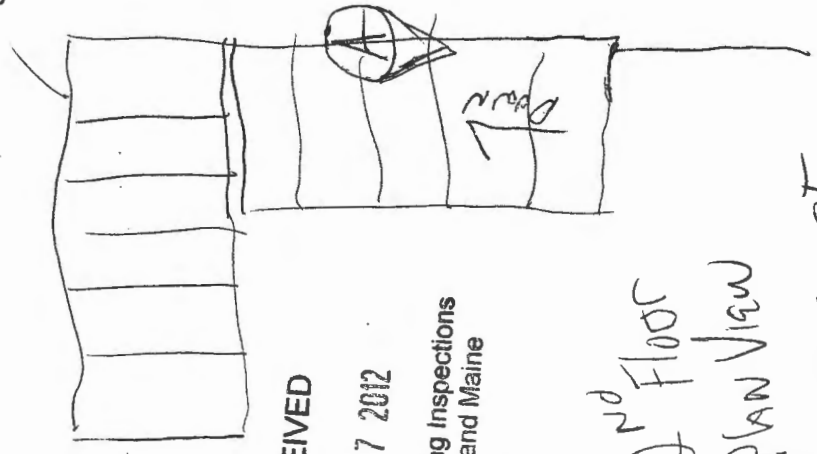


Per Tom M.



1 hr Rating  
Infill - Framing @ 2nd Fl

2x10  
16" OC



2nd Floor  
PLAN VIEW  
446 FOREST  
PEARL - STAIRWELL

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JUL 17 2012

Dept. of Building Inspections  
City of Portland Maine

REVISION

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