

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 2016-02065	Date Applied For: 08/05/2016	CBL: 201 A005001
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Location of Construction: 1 THOMPSONS POINT (Brick Sou	Owner Name: FOREFRONT PARTNERS I LP	Owner Address: 501 DANFORTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Event Space - Brick South Building	Proposed Project Description: Change of Use from storage space to event space with kitchen and bar to service the events & interior fit up.
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/01/2016

**Note:** B-5 Zone      **Ok to Issue:**

- Shoreland Zone - 25' setback - existing building & located beyond the 25' setback - OK
  - Flood Zone - above elevation 10' ( A-2) - Panel 13 - Zone C
  - Event space permitted under section 14-230.1(a)(7) places of public assembly - the kitchen is to be used to service the events - the dining area for 40 occupants is a smaller event space that will be rented out.
- Parking - section 14-14-332.1(g) -no off street parking is required. Trip generation & parking analysis was submitted and reviewed by Tom Errico. Parking for the site is a sub section of the Master Plan and has been approved to date by the Planning Board

**Conditions:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building Inspecti      **Status:** Approved w/Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 08/25/2016

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 2) Fire shutter assemblies, shall be tested in accordance with NFPA252 or UL10B.
- 3) Periodic inspections and/or testing by the Structural Engineer of Record or Testing Agencies are required. At the completion of construction, a stamped letter shall be submitted verifying substantial compliance with the approved structural design and any applicable test results. This is required prior to the final inspection and occupancy or a Certificate of Occupancy.
- 4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6
- 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 the kitchen/bar design compliance prior to commencing work in earnest.
- 6) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes as specified per occupancy group in IBC 2009 Chapter 8.
- 7) 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.
- 8) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 9) A State Fire Marshal permit is required for this project. A copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Division as soon as it is issued.

**Dept:** Engineering DPS      **Status:** Approved w/Conditions      **Reviewer:** Rachel Smith      **Approval Date:** 09/13/2016

**Note:**      **Ok to Issue:**

**Conditions:**

<b>Location of Construction:</b> 1 THOMPSONS POINT (Brick Sou	<b>Owner Name:</b> FOREFRONT PARTNERS I LP	<b>Owner Address:</b> 501 DANFORTH ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

1) Applicant to maintain external grease trap on a quarterly basis by a third party contractor. Copy of contract will be required at the time of business licensing.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Michael White      **Approval Date:** 08/31/2016  
**Note:**      **Ok to Issue:**

**Conditions:**

- 1) Application requires State Fire Marshal approval.
- 2) All construction shall comply with City Code, Chapter 10.
- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with 2009 NFPA 101, Chapter 12 New Assembly Occupancies.
- 5) All means of egress to remain accessible at all times.
- 6) A separate Fire Suppression System Permit is required for all new fire suppression systems. This review does not include approval of system design or installation.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 11/15/2016  
**Note:**      **Ok to Issue:**

**Conditions:**

- 1) See site plan approval letter dated January 21, 2016, site plan approved on January 12, 2016, for conditions of approval; and see site plan approval letter dated December 4, 2014, site plan approved on December 4, 2014 for conditions of approval. The issuance of the Certificate of Occupancy is contingent upon completion of site plan conditions of approval.