

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

FOREFRONT PARTNERS I LP

Located at

1 THOMPSONS POINT (Brick South)

PERMIT ID: 2016-02065

ISSUE DATE: 11/15/2016

CBL: 201 A005001

has permission to **Change of Use from storage space to event space with kitchen to service the events & interior fit up.**

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/ Michael White

Fire Official

/s/ Jonathan Rioux

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

event space with kitchen to service the events

Building Inspections

Use Group: A2 & A3 **Type:** 3A, 2B

Fire Department

ENTIRE

IBC, 2009 (MUBEC)

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 are 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 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.**

REQUIRED INSPECTIONS:

Footings
Foundation/Rebar
Close-in Plumbing/Framing
Electrical - Commercial
Fire Inspection
Certificate of Occupancy/Final
Final - DRC
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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02065	Date Applied For: 08/05/2016	CBL: 201 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Event Space - Brick South Building	Proposed Project Description: Change of Use from storage space to event space with kitchen to service the events & interior fit up.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/01/2016 Note: B-5 Zone Ok to Issue: <input checked="" type="checkbox"/> - 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: <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Conditions: 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.				

