

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
ROCKINGHAM LLC

Located at
219 ANDERSON ST

PERMIT ID: 2014-02312 ISSUE DATE: 12/16/2014 CBL: 010 A008001

has permission to **Install an intermediate concrete floor in the existing building (1,648 SF) at the right third of building - to divide into 2 stories with 10' height each. Add bathrooms to each space and egress/OH door at upper level access at rear of building**

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 clsoed-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/ Benjamin Wallace Jr.

/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

Building Inspections

Fire Department

Use Group: F-1 **Type:** 2B
Factory - Moderate Hazard
Additional Occupant Load = 16
Unsprinkled
Right Side
MUBEC/IBC 2009

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 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:

Plumbing Rough
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Fire
Final - Electric

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: 2014-02312	Date Applied For: 10/03/2014	CBL: 010 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Light Industrial - multi-tenant - fabrication of various types of products		Proposed Project Description: Install an intermediate concrete floor in the existing building (1,648 SF) at the right third of building - to divide into 2 stories with 10' height each. Add bathrooms to each space and egress/OH door at upper level access at rear of building		
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 11/24/2014		Ok to Issue: <input checked="" type="checkbox"/>		
Note: I-Lb Zone - no minimum front setback - Ok for exterior balcony - 100% lot coverage - Ok for exterior balcony * Mark Chaloupecky from Port City Architecture confirmed that Rockingham, LLC is owned by Allan Jagger.				
Conditions: 1) Separate permits shall be required for any new signage. 2) The existing use of the property is light industrial (fabrication of various types of products). If a new tenant's use is a different permitted use, a change of use permit is required.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 12/04/2014		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions: 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) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 4) 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. A SEPARATE PERMIT IS REQUIRED FOR TENANT FIT UP OR OCCUPANCY FOR THE NEWLY CREATED 2ND FLOOR SPACE.				
Dept: Fire Status: Approved w/Conditions Reviewer: Benjamin Wallace Jr. Approval Date: 12/13/2014		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions: 1) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector. 2) Construction or installation shall comply with City Code Chapter 10. 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information. 4) 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. 5) No sprinkler system has been proposed, however a separate Suppression System Permit is required for all new suppression systems if one is installed. 6) A firefighter Building Marking Sign is required. 7) Fire extinguishers are required per NFPA 1. 8) All means of egress to remain accessible at all times. 9) 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. 10) A complete master box fire alarm system is required throughout the building due to the total occupant load exceeding 99.				

PERMIT ID: 2014-02312

Located at: 219 ANDERSON ST

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- 11 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 12 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.
- 13 ****The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.****
****A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.****
- 14 The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.
- 15 Any cutting and welding done will require a Hot Work Permit from Fire Department.