

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

EAST BAYSIDE STUDIOS LLC/Landmarc Construction

**Located at**

170 Anderson St

**PERMIT ID:** 2014-01037

**ISSUE DATE:** 08/26/2014

**CBL:** 010 E002001

has permission to **Divide interior warehouse into Three smaller Industrial (light manufacturing) warehouse/ storage units. New bathrooms & windows - reconfigure exterior entrances & accessible ramps - construct 2 new accessible ramps & stairs & 1 new entry canopy**

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.
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*/s/ Craig Messinger*

*/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*

Warehouse/storage & light manufacturing

*Building Inspections*

**Use Group:** F-1

**Type:** 3B

*Fire Department*

ENTIRE

MUBEC/IBC 2009

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

Setbacks and Footings Prior to Pouring  
Foundation/Rebar  
Close-in Plumbing/Framing w/Fire & Draft Stopping  
Electrical Close-in w/Fire & Draftstopping  
Above Ceiling Inspection  
Certificate of Occupancy/ Temporary  
Final - Electric  
Final - Fire  
Final - DRC

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-01037	<b>Date Applied For:</b> 05/15/2014	<b>CBL:</b> 010 E002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Three separate units within building -all are Industrial (light manufacturing) and warehouse/storage		<b>Proposed Project Description:</b> Divide interior warehouse into Three smaller Industrial (light manufacturing) warehouse/ storage units. New bathrooms & windows - reconfigure exterior entrances & accessible ramps - construct 2 new accessible ramps & stairs & 1 new entry canopy		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/19/2014	
<b>Note:</b> Ilb zone -No minimum setbacks - 100% lot coverage - pavement to be setback 15' from property line - existing pavement is nonconforming *Three of the units (400, 500 & 600) - are being used by one tenant - unit 400 is light manufacturing			<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 shall remain as six units - units 1,2,3, 5 & 6 are warehouse/storage and unit 4 is light manufacturing. Any change of use shall require a separate permit application for review and approval.				
3) Separate permits shall be required for any new signage.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 07/01/2014	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) 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.				
2) Any modifications to existing building systems and all new systems (HVAC, electrical and service water heating) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
3) Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards.				
4) 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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 07/16/2014	
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>	
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10.				
2) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.				
3) 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.				
4) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.				
5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.				
6) 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.				

7) 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.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 08/26/2014

**Note:**      **Ok to Issue:**

**Conditions:**

1) See site plan approval letter, approval date of July 18, 2014, for site plan conditions of approval.