

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EAST BAYSIDE STUDIOS LLC

Located at

170 ANDERSON ST

PERMIT ID: 2016-01447

ISSUE DATE: 07/26/2016

CBL: 010 E002001

has permission to **Change of use- tenant expansion into Unit #3, renovations include back office space, bathroom, increase production space and small retail. Install an exterior nitrogen tank in fenced enclosure.**

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

/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

Manufacturing, office, and accessory retail space (Units 2 & 3)

Building Inspections

Use Group: F-1/B **Type:** 3B
Factory - Moderate Hazard with accessory retail
Business
Occupant Load = 60 (18-25 actual)
NFPA 13 sprinkler system
Units #2 & #3
MUBEC/IBC 2009

Fire Department

Classification:
Special Purpose Industrial Occupancy
ENTIRE
2009 NFPA 101

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:

Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Electric
Final - Fire

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: 2016-01447	Date Applied For: 06/01/2016	CBL: 010 E002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Units 2 & 3 - Manufacturing, office, and accessory retail space (Zootility Tools)		Proposed Project Description: Change of use- tenant expansion into Unit #3, renovations include back office space, bathroom, increase production space and small retail. Install an exterior nitrogen tank in fenced enclosure.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 07/11/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: I-Lb zone Manufacturing floor area 2,528 sf < 3,000 sf - no off-street parking required Office floor area 1,216 sf = 3 off-street parking spaces req'd Entirety of building is approx 30,000 sf floor area industrial = 10 required parking spaces]+ 3 office spaces = 13 spaces total. Property has two parking lots with room for 30+ cars - OK				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved with the condition that the retail component is accessory to the principal use of tool manufacturing.				
3) 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: Jeanie Bourke	Approval Date: 07/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.				
2) 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.				
3) Equipment and Nitrogen Tank shall be installed in compliance with the manufacturer's specifications and the UL listing.				
4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 06/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 07/21/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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).				
2) Means of egress shall be illuminated in accordance with 2009 NPFA 101, Chapter 7.8.				
3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation..				
4) All construction shall comply with 2009 NFPA 101, Chapter 40 Industrial Occupancies..				
5) All means of egress to remain accessible at all times.				
6) A Knox Box is required.				

- 7) 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.
- 8) A separate Fire 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.
- 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) All construction shall comply with City Code, Chapter 10.