

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
RANDOM ORBIT INC

Located at
50 COVE ST

PERMIT ID: 2018-00161 ISSUE DATE: 09/27/2018 CBL: 010 H004001

has permission to **Core and shell construction of two-story, three tenant, commercial building (tenant fit ups will on separate permits).**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 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/ Jason Grant

/s/ Brian Stephens

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

three tenant spaces, no use yet approved

Building Inspections

Use Group: B **Type:** 5B
Designed for Business Use
Unoccupied
Non-Sprinkled
Core and Shell Only
MUBEC/IBC-2009

Fire Department

Classification:
Business
ENTIRE
NFPA 101 CH 38

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Footings
Plumbing Under Slab
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping
Final - Electric
Final - Fire
Final Inspection
Foundation/Backfill
Foundation/Rebar

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: 2018-00161

Located at: 50 COVE ST

CBL: 010 H004001

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00161	Date Applied For: 02/05/2018	CBL: 010 H004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three tenant units, no approved use		Proposed Project Description: Core and shell construction of two-story, three tenant, commercial building (tenant fit ups will on separate permits).		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Matthew Grooms	Approval Date: 04/18/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) This permit is not approving the specific uses of the three tenant spaces. Separate fit-up and change-of-use permits will be required for each tenant space. This zone, the I-Lb Low Impact Industrial Zone, allows only "back office" uses and not other office types. Any tenant will have to meet the definition of a "back office" use or other uses allowed in the I-Lb zone. 2) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 05/08/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties. 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) Construction shall be in compliance with the requirements of the IBC 2009, MUBEC and ADA standards. 4) Equipment installation shall comply with the Manufacturers' Listing, and MUBEC codes and standards. 5) 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 6) This permit does not certify the use of the property or building. It only authorizes the construction activities. 7) 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. 8) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken. Please email electronic documents to the plan reviewer of record and permitting@portlandmaine.gov 9) Separate building permits are required for the commercial tenant spaces. This permit approves the vanilla box only. 10) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections. 				
Dept: Fire		Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 05/14/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

- 1) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 2) A fire alarm system is not required with an occupancy load of 49 people or less on the second floor as this permit shows. Any change to the occupancy load due to the use of the space (like conference and break rooms) that increases the occupancy load to over 49 people on the second floor will require a fire alarm system throughout the building.
- 3) The current door swing direction on the first-floor main entrance area is only allowed with an occupancy load of 49 people or less per floor. Any change to the occupancy load due to the use of the space (like conference and break rooms) that increases the occupancy load to over 49 people per floor will require a change to the door swing direction.

Dept: DRC **Status:** Approved **Reviewer:** Philip DiPierro **Approval Date:** 09/26/2018

Note: Approved by Jodie Keene, DRC on 9.26.18

Ok to Issue:

Conditions: