

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

NEAP TIDE LLC

Located at

107 ANDERSON ST (49 Fox St suite B)

PERMIT ID: 2016-02705

ISSUE DATE: 01/13/2017

CBL: 012 A002001

has permission to **Change of use to warehouse with ancillary retail showroom. Construct interior walls, ADA bathroom and close off access to the mezzanine due to travel distance limitations to a single exit.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petruccelli

/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 with ancillary retail showroom
(Stone Surface)

Building Inspections

Use Group: S-2/M **Type:** 3B
Storage - low hazard - occupant load = 2
Mercantile - occupant load = 9
Mezzanine not occupied per travel distance
Nonsprinkled
Mixed use nonseparated
First flr middle
MUBEC/IBC 2009

Fire Department

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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:

Close-in Plumbing/Framing
Electrical Close-in
Certificate of Occupancy/Final Inspection
Final - Electric
Final - Fire
Plumbing Under Slab

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02705	Date Applied For: 10/17/2016	CBL: 012 A002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Warehouse with ancillary retail showroom (Stone Surface)		Proposed Project Description: Change of use to warehouse with ancillary retail showroom. Construct interior walls, ADA bathroom and close off access to the mezzanine due to travel distance limitations to a single exit.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/06/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: I-Lb zone Warehouse <10,000 sf allowed per §14-231(o) Floor area approx 986 sf - no off-street parking requirement				
Conditions:				
1) This permit is not approving any lot coverage or setback requirements for the existing structure. It is approving interior work only.				
2) This unit shall remain a warehouse with ancillary retail use. Any change of use shall require a separate permit application for review and approval.				
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: 01/12/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) The mezzanine is not approved for any occupancy due to the 110' of travel distance to the exit in an unsprinkled building. A separate permit is required for alterations to occupy this space.				
2) 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.				
3) 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.				
Dept: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 10/24/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Fire	Status: Approved w/Conditions	Reviewer: David Petrucci	Approval Date: 01/09/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Shall meet the requirements of NFPA 101 (2009) Ch. Storage Occupancies				
2) Any existing Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.				
3) All outstanding code violations shall be corrected prior to final inspection.				
4) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
5) 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.				
6) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
7) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
8) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.				

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