

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

A D BEANER LLC /PC Construction

**Located at**

11 DIAMOND ST

**PERMIT ID:** 2013-01184

**ISSUE DATE:** 07/31/2013

**CBL:** 023 E006001

has permission to **build a 12' x 20' concrete ramp for delivery vehicles to access warehouse. (permit #2013-00491)**

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 cloed-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/ Chris Pirone*

*/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,offices, coffee roasting & small retail area ancillary to coffee roasting. Special events or functions for either private groups or the public are not a permitted use in the IIb zone.

***Building Inspections***

**Use Group:** F-1/S-1/M  
**Type:** 3B  
Industrial coffee roasting, storage, small mercantile area  
Right Side  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
General Industrial Occupancy  
ENTIRE  
NFPA

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

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:**

Footings/Setbacks

Foundation/Rebar

Final - Commercial

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> 2013-01184	<b>Date Applied For:</b> 06/10/2013	<b>CBL:</b> 023 E006001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Warehouse, coffee roasting w/small retail		<b>Proposed Project Description:</b> build a 12' x 20' concrete ramp for delivery vehicles to access warehouse. (permit #2013-00491)		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 06/11/2013		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b> I-Lb zone - no front or side setback				
<b>Conditions:</b>				
1) <input type="checkbox"/> All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 07/30/2013		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b>				
1) <input type="checkbox"/> 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.				
2) <input type="checkbox"/> Permit 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 06/12/2013		<b>Ok to Issue:</b> <input type="checkbox"/>		
<b>Note:</b>				
<b>Conditions:</b>				