

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BACK COVE COMPANY

Located at
127 Marginal Way

PERMIT ID: 2014-02878 **ISSUE DATE:** 02/10/2015 **CBL:** 025 A014001

has permission to **Change of use form rock gym to retail & repair - interior tenant fit-up including bathrooms and the construction of a mezzanine**

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.

/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

Retail & repair - Allspeed Cyclery & Snow

Building Inspections

Use Group: M **Type:** 5B
Mercantile - 1st Floor- Bicycle and
Snow sales and repair Occupant Load
= 72
Storage/Office - Mezzanine - Occupant
Load = 4
NFPA 13 system
First floor right rear
MUBEC/IBC 2009

Fire Department

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 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:

Close-in Plumbing/Framing

Electrical Close-in

Above Ceiling Inspection

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2014-02878	Date Applied For: 12/15/2014	CBL: 025 A014001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Retail & repair of ski equipment and bikes - Allspeed Cyclery and Snow		Proposed Project Description: Change of use from rock gym to retail & repair - interior tenant fit-up including bathrooms and the construction of a mezzanine		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/22/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/06/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
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) The live load for the mezzanine storage area shall be posted conspicuously by the owner at that level per the structural engineers design at 50 psf.				
4) 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: Fire		Status: Approved w/Conditions	Reviewer: Craig Messenger	Approval Date: 02/10/2015
Note:		Ok to Issue: <input type="checkbox"/>		
Conditions:				
1) All outstanding code violations shall be corrected prior to final inspection.				
2) 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.				
3) 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.				
4) Shall comply with NFPA 101, Chapter 39, Existing Business Occupancies				
5) All construction shall comply with City Code Chapter 10.				