

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MAINE WHARF LLC /TBA

Located at

68 COMMERCIAL ST - Maine Wharf

PERMIT ID: 2013-02676

ISSUE DATE: 01/29/2014

CBL: 030 D001001

has permission to **Interior and Exterior Renovations of Building A, phase II - to raise the first floor to ceiling height to 15'+ Adding a 3rd story to middle portion of building. Use will need to be established on a separate permit**

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/ 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**

Building B - 1st floor marine uses, offices above  
Bldg A - no use established yet except for Morrison's processing on 1st floor

**Building Inspections**

Use Group: N/A      Type: 3B  
Vacant - No Established Use  
The Construction Design is based on most restrictive Use, A-2 Assembly  
Mixed Use NonSeparated  
NFPA 13 Sprinkled  
Building A Middle Portion  
MUBEC/IBC 2009

**Fire Department**

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

Foundation/Rebar

Close-in Plumbing/Framing

Electrical Close-in

Final - Commercial

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-02676	<b>Date Applied For:</b> 12/05/2013	<b>CBL:</b> 030 D001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Marine uses - Building A		<b>Proposed Project Description:</b> Interior and Exterior Renovations of Building A, phase II - to raise the first floor to ceiling height to 15'+ Adding a 3rd story to middle portion of building. Use will need to be established on a separate permit		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 01/09/2014	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Flood damage resistant materials shall be uses and adequately anchored as required under FEMA guidelines,.				
2) The Floodplain forms for this less than 50% project begins work, all supplied forms must be signed and returned to the Zoning Administrator.				
3) There have been no uses established for the 1st floor except for Morrison's seafood processing. Before any spaces are re-occupied it will be necessary to show all uses within the building, getting occupancy permits when required. Uses must be detailed along with floor plans that are to scale.				
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 01/24/2014	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) This permit does not approve occupancy, a separate permit for tenant fit up and associated occupancy is required.				
2) 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.				
3) This phased building permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.				
4) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.				
5) 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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 01/29/2014	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a>				
2) This is a shell permit only and the plans are not being reviewed for occupancy.				
<b>Dept:</b> DRC	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 11/21/2013	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				