

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
WATERFRONT MAINE

Located at
252 COMMERCIAL ST

PERMIT ID: 2013-01655 **ISSUE DATE:** 09/06/2013 **CBL:** 041 A016001

has permission to **Change of use/establish use - tenant fit up for Ricoh Corp as sales office for copiers** 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/ 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

Suite 122 - K - sales office

Building Inspections

Use Group: B

Business Office

Suite 122 - K

MUBEC/IBC 2009

Type: 3B

Fire Department

Classification:

Business

Suite 122

2009 NFPA

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

Certificate of Occupancy/Final

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-01655	Date Applied For: 07/31/2013	CBL: 041 A016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Sales office	Proposed Project Description: Change of use/establish use - tenant fit up for Ricoh Corp as sales office for copiers			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/04/2013				
Note: WCZ review, section 14-311 Suite K was designated as non-marine use on floor plan received 6/18/13. At this point all 45% of the first floor nonmarine use is occupied. The advertising information submitted for Permit 2013-01204 to show that the space has been marketed for over 60 days to marine uses covers this space also. 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: 09/05/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) <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.				
2) Penetrations 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				
3) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.				
4) <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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 09/02/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance.				
2) All construction shall comply with City Code Chapter 10.				
3) Inspection, testing, and maintenance of fire alarm equipment shall be in accordance with NFPA 72 – 2010 edition. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Provide current inspection and test reports from a certified fire alarm company.				
4) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.				
5) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.				
6) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.				
7) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.				
8) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8405 to schedule.				

9) Shall comply with 2009 NFPA 101 Chapter 38 New Business Occupancies

Dept: Planning **Status:** Approved w/Conditions **Reviewer:** Jean Fraser **Approval Date:** 09/06/2013

Note: **Ok to Issue:**

Conditions:

- 1) This proposal was anticipated by the Planning Board when it considered the new restaurant on 7/19/13, and removed the condition that changes of use must come back to the Board. However, the Board required a parking management plan be prepared for the entire parking area on site, and a condition of approval of this permit is that the applicant participate in and comply with the parking management plan.