

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 (Suites 101 & 105)

PERMIT ID: 2014-00278 **ISSUE DATE:** 03/12/2014 **CBL:** 041 A016001

has permission to **Change of Use permit for two suites from storage to marine office use - J- Suite 101 (CPB2, LLC) & H - Suite 105 (Rhumblin Communications). The spaces will be occupied as open offices (as is). No construction is planned.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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
Suite 100; Unit L - restaurant use

Building Inspections

Fire Department

Classification:

Mixed:Business/Mercantile/Assembly

ENTIRE

NFPA 2009

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:

Certificate of Occupancy/Final

Final - Electric

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: 2014-00278	Date Applied For: 02/11/2014	CBL: 041 A016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Suites 101 & 105 - marine offices		Proposed Project Description: Change of Use permit for two suites from storage to marine office use - J- Suite 101 (CPB2, LLC) & H - Suite 105 (Rhumbline Communications). The spaces will be occupied as open offices (as is). No construction is planned.		
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/13/2014
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: 03/04/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
3) 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: 03/11/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) Shall comply with 2009 NFPA 101 Chapter 38 New Business Occupancies				
3) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
4) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.				
5) All means of egress to remain accessible at all times.				
6) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
7) Fire extinguishers are required per NFPA 1 Table 13.6.2.				
8) 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.				
9) 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.				
10) Illumination of Means of Egress shall be illuminated in accordance with NFPA 101 7.8.				
11) Emergency Lighting shall be provided according to NFPA 101 7.9.				
12) Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.				

- 13 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.
- 14 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.
- 15 All new smoke detectors and smoke alarms shall be photoelectric
- 16 Shall comply with 2009 NFPA 1 Chapter 10.12 Fire Protection Markings.
- 17 Suites. Commercial Suites shall be designated as approved by the Fire Prevention Bureau. In single floor buildings letter designations shall be acceptable.
- 18 Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 19 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.

Dept: Planning	Status: Not Applicable	Reviewer:	Approval Date: 03/04/2014
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			