

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

WATERFRONT MAINE /Waterfront Maine - Dan

Located at

252 COMMERCIAL ST Unit A)

PERMIT ID: 2014-00545

ISSUE DATE: 05/01/2014

CBL: 041 A016001

has permission to **Change of use - tenant fit up for Unit A - suites 119A (marine office for CPB2, LLC) & 119B (marine office for Quest Navigation) & build exterior ramp along side of building**

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/ Laurie Leader

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

Unit A - Suites 119A - marine office - CPB2,
LLC & 119B - marine office - Quest
Navigation

Building Inspections

Fire Department

Classification:
Mixed/Separated.
Business/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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Footings/Setbacks

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: 2014-00545	Date Applied For: 03/24/2014	CBL: 041 A016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Establish two new tenants in Unit A - suites 119A & 119 B - Marine Offices		Proposed Project Description: Change of use - tenant fit up for Unit A - suites 119A (marine office for CPB2, LLC) & 119B (marine office for Quest Navigation) & build exterior ramp along side of building		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 04/10/2014	
Note: WCZ Zone setback from pier - 5' min - 38.75' scaled OK !00 % lot coverage allowed. - OK Unit A - Suite 119 is being split into suites 119A & 119B. Both suites need to have a marine use. With this permit they both will be marine offices as determined by Marge - Suite 119A will be CPB2,LLC (Casy Prentice) & Suite 119B will be Quest Navigation. See email in documents from Steve Weatherhead.		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, documents and emails submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 05/01/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Duct penetrations shall be protected per IBC Sec. 713.1.1 & 716 and when through fire barriers, approved fire or smoke dampers or combination of, shall be installed in accordance with their listing.				
2) 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: Chris Pirone	Approval Date: 04/13/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Commercial Suites shall be designated as approved by the Fire Prevention Bureau. In single floor buildings letter designations shall be acceptable.				
2) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. 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. 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.				
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) Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10.				
5) Emergency Lighting shall be provided according to NFPA 101 7.9.				
6) Fire extinguishers are required per NFPA 1 Table 13.6.2.				
7) 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.				
8) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department				

PERMIT ID: 2014-00545

Located at: 252 COMMERCIAL ST Unit A)

CBL: 041 A016001

