



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 254 Commercial St.

CBL: 041- A-017-001

Issued to: Waterfront Maine

Date Issued: October 24, 2011

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 10-1205, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire 3rd, 4th, 5th Floors
2nd Floor South Side

APPROVED OCCUPANCY

Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: NONE

Approved:

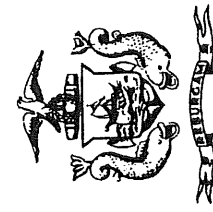
10-24-11

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Certificate of Occupancy



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2nd Floor South Side

APPROVED OCCUPANCY

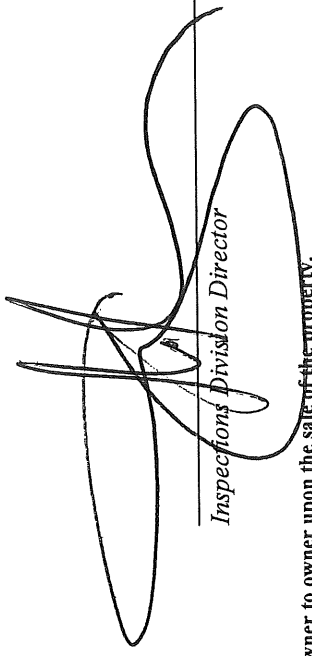
Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: NONE

Approved:

10-24-11

(Date)


Inspections Division Director

Inspector

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Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 254 Commercial St

CBL: 041 - A-017-001

Issued to: Waterfront Maine

Date Issued: October 31, 2011

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-08-1858-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2nd Floor North Side

APPROVED OCCUPANCY

Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: None

Approved:

10/31/11
(Date) *[Signature]*
Inspector

[Signature]
Inspections Division Director

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Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 254 Commercial St

CBL: 041- A-017-001

Issued to: Waterfront Maine

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This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011.08-1858-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2nd Floor North Side

APPROVED OCCUPANCY

Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: None

Approved:

103111 _____
(Date) Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 254 Commercial St.

CBL: 041-A-017-001

Issued to: Waterfront Maine

Date Issued: November 1, 2011

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 10-1205, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: This is a temporary certificate for the entire building with an expiration date of May 1, 2012 see attached memo from planning. Separate tenant fit-up permits needed for 1st floor.

Approved:

[Signature]

(Date)

Inspector

[Signature]
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Site work incomplete:

1. Installation of the rear walkway,
2. Installation of the dumpster enclosures at the rear of the building and at the west end of the building, including slab installations, paving and swing gates,
3. Off site parking leases that comply with parking standards and conditions of approval, as determined nearer the date of the final CO, must be met.

I anticipate this work can be completed by **May 1, 2012**.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc:

Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

I anticipate this work can be completed by October 21, 2011.

1. Casco Trap installations,
2. Adjustment of the tree box filter to insure correct operation & function,
3. Installation of a grate cover on the culvert located in the trap behind the building,
4. Submission of a signage and striping plan for handicap access/loading area/turnaround areas for review and approval by the Planning Dept.,
5. Grading, loaming, and seeding of the drainage swales at the rear of the building,
6. Installation of the block retaining walls at the rear of the building,
7. Installation of the granite benches along the waterfront,
8. Miscellaneous minor loaming, seeding, and landscaping.

Site work incomplete:

After visiting the site, I have the following comments:

TO: Inspections Department

FROM: Philip DiPietro, Development Review Coordinator

DATE: October 7, 2011

RE: C. of O. for # 254 Commercial Street, Cumberland Cold Storage Building
(ID #10-99900003) (CBL 041 A 016001, 017001, 018001)

Memorandum
 Department of Planning and Development
 Planning Division





Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 254 Commercial St.

CBL: 044-A-017-001

Issued to: Waterfront Maine

Date Issued: November 1, 2011

RECEIVED

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 10-1205, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Offices
Use Group B
Type 3B
IBC-2003

Limiting Conditions: This is a temporary certificate for the entire building with an expiration date of May 1, 2012 see attached memo from planning. Separate tenant fit-up permits needed for 1st floor.

Approved:

[Signature]
(Date) Inspector

[Signature]
Inspections Division Director

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