

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 10-1205	<b>Issue Date:</b>	<b>CBL:</b> 041 A017001
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<b>Location of Construction:</b> 254 Commercial St	<b>Owner Name:</b> Waterfront Maine	<b>Owner Address:</b> 14 Maine St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Metric Construction Inc	<b>Contractor Address:</b> 55 Henshaw Street Boston	<b>Phone</b> 6177871158
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b>

<b>Past Use:</b> Commercial / Warehouse: (Cumberland Cold Storage)	<b>Proposed Use:</b> Commercial / Offices: Renovations from warehouse to office space above the first floor , also includes windows, roofing, masonry restoration, elevators, exist stairs, bathrooms. (First floor to be marine	<b>Permit Fee:</b> \$78,700.00	<b>Cost of Work:</b> \$7,861,850.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> Renovations from warehouse to office space above the first floor. First floor to be marine related uses		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 09/27/2010	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b>

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/29/2010

**Note:** **Ok to Issue:**

- 1) The maximum noise requirements of the WCZ Zone shall be met at all times.
- 2) This property shall remain marine related uses on the first floor with professional offices above the first floor. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) 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 with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/08/2010

**Note:** **Ok to Issue:**

- 1) Future tenant fit up permits shall be obtained for the fit up of the vacant spaces.
- 2) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in substantial compliance with the approved plans.
- 3) The existing window openings are approved under the IEBC 2003 per section 812.4.3.3(3).
- 4) Tempered glass shall be installed in all windows within stairways if the bottom of the window is less than 60" above the walking surface.
- 5) The roof access stairs are not permitted at this time. An IBC 2003 code compliant design shall submitted and approved prior to construction.
- 6) Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
- 7) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 8) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003
- 9) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 10) 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.
- 11) Separate Permits shall be required for any new signage.
- 12) Automatic fire-extinguishing systems to be installed per IBC 2003 Sec. 904.3

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13 This permit requires State Fire Marshall approval prior to construction. A copy shall be submitted to this office with any and all recommendations.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 10/19/2010

**Note:** **Ok to Issue:**

- 1) Fire department connection type and location shall be approved in writing by fire prevention bureau.
- 2) The Fire Department will require knox locking caps on all Fire Department Connections on the exterior of the building.
- 3) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 4) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 5) 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 .
- 6) The Standpipe system shall be installed in accordance with NFPA 14.  
A signed compliance letter will be required.
- 7) 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.
- 8) 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.
- 9) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 10 Walls in structure are to be labeled according to fire resistance rating.  
IE;      1 hr. / 2 hr. / smokeproof.
- 11 Fire extinguishers required. Installation per NFPA 10
- 12 System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 13 The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.
- 14 A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 15 The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
- 16 Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

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- 17 All construction shall comply with City Code Chapter 10.
- 18 The sprinkler system shall be installed in accordance with NFPA 13.
- 19 Application requires State Fire Marshal approval.
- 20 This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 21 Central Station monitoring for addressable fire alarm systems shall be by point.
- 22 As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
- 23 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.

**Comments:**

9/29/2010-gg: C of O was paid for on permit #101141 phase II  
9/29/2010-gg: pdf entered into the system. //gg  
9/29/2010-mes: WAIT FOR PLANNING SIGN OFF -

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