

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that CITY OF PORTLAND - REED & REED

Located At 454 COMMERCIAL ST

Job ID: 2011-11-2741 FOUNDATION

CBL: 043- D-005-001

has permission to FOUNDATION ONLY for new marine terminal office building associated with Permit #2011-09-2206 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 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

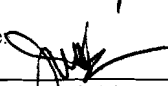
Fire Prevention Officer

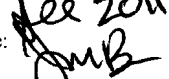
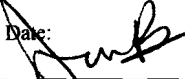
 11/9/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2741 FOUNDATION	Date Applied: 11/9/2011	CBL: 043- D-005-001	
Location of Construction: 468 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, 04101 ME - MAINE	Phone:
Business Name: International Marine Terminal	Contractor Name: REED & REED	Contractor Address: 275 RIVER RD., WOOLWICH, ME 04579	Phone: (207) 443-9747 (207) 319-8530
Lessee/Buyer's Name:	Phone:	Permit Type: FOUNDATION ONLY	Zone: WPDZ
Past Use: International Marine Terminal	Proposed Use: Same: Foundation Only of new office building, associated with permit #2011-09-2206	Cost of Work: 885000.000000	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: Foundation ONLY Signature: JMB
Proposed Project Description: Foundation Only for New office building		Signature: 	IBC 2009 11/9/11
Proposed Project Description: Foundation Only for New office building	Pedestrian Activities District (P.A.D.)		
Permit Taken By: Lannie	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: Dec 2011-09-2206 	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation (Issue) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: 
	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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-09-2206-NEWCOM	Date Applied: 9/9/2011	CBL: 043 - - D - 005 - 001 - - - - -	
Location of Construction: 468 COMMERCIAL STREET	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, 04101 ME - MAINE	Phone:
Business Name: International Marine Terminal	Contractor Name: REED & REED- JIM WENTWORTH	Contractor Address: 275 RIVER RD, WOOLWICH, ME 04579	Phone: (207) 443-9747 (207) 319-8530
Lessee/Buyer's Name:	Phone:	Permit Type: NEW CONSTRUCTION	Zone: WPDZ
Past Use: International Marine Terminal	Proposed Use: Same: International Marine Terminal- Improvements to the existing site including demolition of unused bldgs, construction of new office bldg, pier expansion	Cost of Work: \$885,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Signature:
Proposed Project Description: Improvements/grades/New office bldg, pier expand		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2011-168 level Maj _ Min _ MM Date: OK with conditions 9/14/11	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 8/22/2011	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: 9
	CERTIFICATION 9/14/11		

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 appication 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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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WPDZ

yes

#201-160 level III approved



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

(454 Commercial)

Location/Address of Construction: International Marine Terminal, 468 Commercial St		
Total Square Footage of Proposed Structure/Area 3,320 S.F.		Square Footage of Lot 624,650 S.F.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 043-D-5/043 G-1	Applicant *must be owner, Lessee or Buyer* Name Reed & Reed Address 275 River Rd City, State & Zip Wadsworth ME 04579	Telephone: 207-443-9747
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 8870 C of O Fee: \$ 75 Total Fee: \$ 8945.00
Current legal use (i.e. single family) Marine freight processing		
If vacant, what was the previous use? N/A		
Proposed Specific use: Marine freight processing facility /Admin office bldg		
Is property part of a subdivision? NO If yes, please name		
Project description: Improvements to the existing IMT site including strengthening and repaving storage areas, demolition of unused structures, construction of new office bldg, pier expansion, utility, lighting, and fencing upgrades		
Contractor's name: Reed & Reed		
Address: 275 River Road		Telephone: 443-9747
City, State & Zip Wadsworth, ME 04579		Telephone: 319-8530 cell
Who should we contact when the permit is ready: Jim Wentworth		Telephone: 319-8530 cell
Mailing address: same		

foundation only 11.21.08

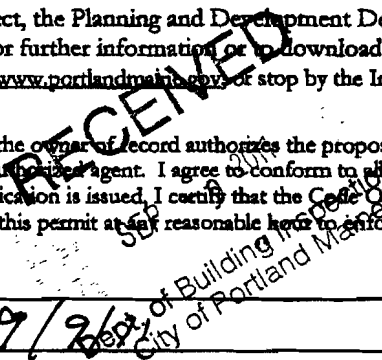
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at all reasonable hours to enforce the provisions of the codes applicable to this permit.

Signature: Thomas Reed Date: 9/2/07

This is not a permit; you may not commence ANY work until the permit is issue



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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.**

Footings/Setbacks prior to pouring concrete

Periodic Foundation/Rebar

Foundation/Backfill

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2206-NEWCOM

Located At: 454 COMMERCIAL
ST

CBL: 043- D-005-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approval is for the foundation only, no building beyond this phase is allowed prior to approval for such.
3. Special inspections are required per IBC Section 1704. 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.
4. 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.

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. All of the attached Floodplain forms shall be appropriately filled out, signed and returned prior to the issuance of any certificates of occupancy or completion of the job. These have been mailed to you in advance.
3. Separate permits are required for any new or replacement signage.
4. Please note that the WPDZone has maximum sound allowances. Any violations of the noise ordinance requirements are strictly enforced. Any violations must be eliminated using permanent mitigating measures.

Jeanie Bourke - Re: IMT

From: Philip DiPierro
To: Barhydt, Barbara; Code Enforcement & Inspections
Date: 10/17/2011 4:42 PM
Subject: Re: IMT

Hi all, this project, site plan #2011-168, the International Marine Terminal project located at 468 Commercial Street, meets minimum DRC site plan requirements for the issuance of the full building permit. Please contact me with any questions.

Thanks.

Phil

>>> Barbara Barhydt 10/17/2011 4:32 PM >>>

Tammy has issued a a demolition permit and they are interested in getting a building permit to do piers. What is the status of this project and are we ready to have building permits issued?

Thanks.

Barbara