

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

NEW YARD LLC /Irishspan Industries Inc.

Located at

74 WEST COMMERCIAL ST (100 West Commercial St.)

PERMIT ID: 2014-01694

ISSUE DATE: 10/03/2014

CBL: 059 A001001

has permission to **Construction of new, 160' x 180' (28,800 SF) pre-engineered, steel structure for boat maintenance (Building B), attached to Building A (Storage) w/one 1,400 SF structural pre-fab 2nd floor & 1 site built mezzanine over the bathrooms/staff room**

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/ 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

Boat Maintenance Facility

Building Inspections

Use Group: F-1/S-1 **Type:** 2B
Factory - Moderate Hazard - Boat maintenance - Ground
Storage Moderate Hazard - Boat Storage - Ground
Storage - Mezzanine
Storage - 2nd Floor
Occupant Load = 276 (25 Actual)
NFPA 13 System
Essex Building Addition
MUBEC/IBC 2009

Fire Department

Classification:
General Industrial Occupancy
ENTIRE
2009 NFPA

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:

Final - DRC

Plumbing Rough Commercial

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

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2014-01694	Date Applied For: 07/30/2014	CBL: 059 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Boat Maintenance Facility - Building B	Proposed Project Description: Construction of new, 160' x 180' (28,800 SF) pre-engineered, steel structure for boat maintenance (Building B), attached to Building A (Storage) w/one 1,400 SF structural pre-fab 2nd floor & 1 site built mezzanine over the bathrooms/staff room			
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/04/2014	
Note: still awaiting planning sign off		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 10/03/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) The engineer of record shall oversee and provide shop drawings for the framing of the site installed stair openings to the enclosed 2nd floor storage area 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. 3) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, http://www.energycodes.gov/software.stm#tabs-2 certificate or alternate program standard for thermal envelope and MEP systems. This documentation is required prior to associated work for these items. Note: the thermal envelope certificate has been submitted. 4) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479 5) Where the live loads for which each floor or portion thereof, is or has been designed to exceed 50 psf, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply using durable signs. The Mezzanine floor load of 75psf is approved by the building official per the engineers assessment of anticipated loads using Sec. 1607.2 & 1607.3 6) A final special inspection report with sealed compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 7) A separate permit is required for storage racks and cases and for nonfixed and movable fixtures, cases, racks, counters and partitions over 5'9" 8) 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. 9) Tempered safety glazing is required at all hazardous locations per IRC 2009 Sec. R308.4 and IBC 2009 Sec. 2406.4 10 Per Table 715.4, 60 minute fire doors are required to be installed at the exit enclosure stairs 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Chris Pirone	Approval Date: 08/15/2014	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Fire extinguishers are required per NFPA 1 Table 13.6.2. 2) Based on NFPA 303 a Sprinkler system shall be installed complying with NFPA 13. 3) Emergency Lighting shall be provided according to NFPA 101 7.9. Exit signs. Marking of Means of Egress shall be provided according to NFPA 101 7.10. unless otherwise permitted by 19.2.10.2, 19.2.10.3 or 19.2.10.4. 				

