

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

NEW YARD LLC

Located at

74 West Commercial St (100)

PERMIT ID: 2014-01670

ISSUE DATE: 08/28/2014

CBL: 059 A001001

has permission to **Foundation excavation and concrete work for a new steel structure - 160' x 180' (Building B).**

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 cloed-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

Boat Maintenance Facility

Building Inspections

Use Group: S-1 **Type:** 2B

Boat Maintenance Facility

Foudation only

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2014-01670

Located at: 74 West Commercial St (100)

CBL: 059 A001001

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:

Setbacks and Footings Prior to Pouring
Foundation/Rebar
Final - DRC

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: 2014-01670	Date Applied For: 07/29/2014	CBL: 059 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Boat Maintenance Facility	Proposed Project Description: Foundation excavation and concrete work for a new steel structure 160' x 180' (Building B).			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 07/30/2014				
Note: WPDZ Zone No minimum lot size No min street frontage No min. yard dimensions 100% lot coverage max building ht. -45' - permit for foundation work only within shoreland zone - but exempt (14-449(a)1b flood plain - building is in Zone C - panel 16				Ok to Issue: <input checked="" type="checkbox"/>
Conditions: 1) This permit is for foundation work only. A separate building permit must be applied for to build the structure.				
Dept: Building Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 08/15/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions: 1) 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. 2) 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. 3) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks. 4) This permit approves the foundation construction and site work only, no core and shell or building construction is allowed prior to the issuance of the applicable permit. 5) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements. 6) 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: 08/14/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions: 1) This approval is for foundation only. 2) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				
Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 08/27/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				

- 1) 1. That ability to serve letters from Unutil and Portland Water District shall be submitted to the Planning Division.
2. Per conversation with Phin Sprague on August 27, 2014, existing vegetation adjacent to the northerly fence line shall be preserved from the existing transformer to the easterly corner of the fence line. This landscaping shall be preserved unless applicant submits a revised landscaping plan for City staff review and approval.
3. See site plan approval letter, approval dated August 12, 2014, for additional site plan conditions of approval.
4. The applicant must submit payment for the required site inspection fee.