## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





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 **I** 

**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

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

**Permit No:** 2014-01694

**Date Applied For:** 07/30/2014

CBL:

059 A001001

**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:** ✓

**Conditions:** 

**Dept:** Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 10/03/2014

Note: Ok to Issue: ✓

### **Conditions:**

- 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 enclosue stairs

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 08/15/2014

Note: Ok to Issue: ✓

### **Conditions:**

- 1) Fire extinguishers are required per NFPA 1 Table 13.6.2.
- 2) Based on NFPA 303 a Sprinkler sytem 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.

- 4) Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. 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. This review does not include approval of fire alarm system design or installation. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
- 5) Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
- 6) A Fire Alarm System is to be installed meeting NFPA 72. This system should tie into the existing fire alarm system and AES Box.
- 7) This building shall be identified as building B at 100 West Commercial Street.
- 8) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations. Any cutting and welding done will require a Hot Work Permit from Fire Department
- 9) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 10 Shall comply with 2009 NFPA 101 Chapter 40 Industrial Occupancies All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf Shall comply with 2009 NFPA 1 Chapter 20. 40 Industrial Occupancies.

**Dept:** DRC **Status:** Approved w/Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/27/2014 **Note:** Ok to Issue: ✓

#### **Conditions:**

- 1) 1. That ability to serve letters from Unitil 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.