



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 REAR

PERMIT ID: 2016-02040 ISSUE DATE: 09/21/2016 CBL: 059 A003001

has permission to **Construct a 20' x 40' pier, 45' gangway, and an 8' x 80' float system on submerged lands for private recreational use. (Rowing facility for storage building will be applied for separately).**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 procured prior to occupancy.

/s/ Michael White

Fire Official

/s/ Laurie Leader

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

Building Inspections

Fire Department

Use Group: U

Type:

20' x 40' pier, 45' gangway, and an 8' x
80' float system

ENTIRE

PERMIT ID: 2016-02040

Located at: 74 WEST COMMERCIAL ST

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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 are 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 6 months.**
- **If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop W Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Site VISIT

Final - DRC

Final - Commercial

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: 2016-02040	Date Applied For: 08/02/2016	CBL: 059 A003001
Proposed Use: Piers, ramp, and floats for rowing facility		Proposed Project Description: Construct a 20' x 40' pier, 45' gangway, and an 8' x 80' float system on submerged lands for private recreational use. (Rowing facility float storage building will be applied for separately).		

Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/12/2016
Note: WPDZ, SZ	Ok to Issue: <input checked="" type="checkbox"/>		

Rowing facility use approved as part of PB conditional use approval in Level III Site Plan #2015-101.

SLZ standards, § 14-449(b):
 Soil erosion - construction will be during low tide and from a floating barge.
 No beach areas in vicinity
 Fisheries - DMR review found little to no long-term impacts
 Size - The pier and floats are the minimum size needed to accommodate the launching of 60' shells during all tides.
 DEP approval has been obtained.

Flood zone A2, not a structure but filed Minor Development app.

Conditions:

- 1) This permit is approving the pier, ramp, and floats only. Separate review and approval shall be required for construction of the storage building.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspection	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 09/20/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Conditions:

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 08/31/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Conditions:

- 1) All construction shall conform with NFPA 307, Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves.
- 2) All construction shall comply with 2009 NFPA 101, Chapter 11, Special Structures and High Rise Buildings.
- 3) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 4) All construction shall comply with City Code, Chapter 10.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	Approval Date: 09/19/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Conditions:

- 1) This approval is granted with the understanding that only work associated with the installation of the pier, ramp, and floats will be completed. No structures will be constructed, the installation of utilities is not approved, and no ground disturbance within the land side of the site will take place.

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- 2) The site shall be developed and maintained as depicted in the approved building permit application and plan, written submission of the applicant, and these written conditions of approval. The modification of the approved plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to the start of construction, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 4) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 5) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final inspection. Please make allowances for completion of plan requirements determined to be incomplete or defective during the inspection. This is essential as all plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.