

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

NEW YARD LLC

**Located at**

528 COMMERCIAL ST/ 40 West Commercial

**PERMIT ID:** 2013-02298

**ISSUE DATE:** 11/19/2013

**CBL:** 059 A008001

has permission to **Construction of new tension fabric structure in support of boat maintenance yard.** 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***

Canal Landing Boat Yard

***Building Inspections***

**Use Group:** S-1

**Type:** 2B

Storage

ENTIRE

MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Electrical - Commercial

Framing Only

Certificate of Occupancy/Final

Final - Electric

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-02298	<b>Date Applied For:</b> 10/09/2013	<b>CBL:</b> 059 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Boat maintenance facility to include 120' x 160'-6" Tension Fabric Building		<b>Proposed Project Description:</b> Construction of new tension fabric structure in support of boat maintenance yard.		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 10/18/2013
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) There are some additional floodplain paperwork for part I & II and a certificate of elevation that is required to be filled out that will be handed with FST Engineers.				
2) Separate permits are required for any new signage.				
<b>Dept:</b> Building		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 11/19/2013
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Permit 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.				
2) 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.				
3) 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.				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 11/18/2013
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) 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.				
2) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a>				
3) Shall comply with 2009 NFPA 101 Chapter 40 Industrial Occupancies				
4) Shall comply with 2009 NFPA 1 Chapter 28 Marinas, Boatyards, Marine Terminals, Piers and Wharves				
5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
6) Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.				
7) The sprinkler system shall be installed in accordance with NFPA 13.				
8) 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.				
9) Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.				
10) The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.				
11) Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.				
12) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
13) Shall comply with NFPA 303 Fire Protection For Marinas and Boatyards				

**PERMIT ID:** 2013-02298

**Located at:** 528 COMMERCIAL ST/ 40 West

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<b>Dept:</b> DRC	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 11/13/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) See Planning conditions of approval.			