

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:		Permit No: 971336	
Owner Address:		Lessee/Buyer's Name: Maine Biotech		Phone:		BusinessName:	
Contractor Name: A & M Partners		Address: 120 Exchange St Portland, ME 04101		Phone: 874-6959		Permit Issued: DEC 30 1997	
Past Use: Vacant		Proposed Use: Pharmaceutical Research		COST OF WORK: \$ 22,000.00		PERMIT FEE: \$ 135.00	
Proposed Project Description: Change Use - make Interior Renovations		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B BOCA 96		Signature: <i>Hoffler</i>	
		Signature:		Signature:		Date:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 15 December 1997					

**PERMIT ISSUED**  
DEC 30 1997  
**CITY OF PORTLAND**

Zone: CBL: 12-C-001  
142-C-001  
Zoning Approval:  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Lou Wood* ADDRESS: \_\_\_\_\_ DATE: 16 Dec 97 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT

COMMENTS

1-13-98 Putting up steel work at the present  
3-5-98 Work is all completed except for plumbing. Sinks  
have to be installed.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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Contractor Name: A & M Partners		Address: 120 Exchange St Ptld, ME 04101		Phone: 874-6959		
Past Use:  Vacant		Proposed Use:  Pharmaceutical Research <i>Research &amp; Dev</i>		<b>COST OF WORK:</b> \$ 22,000.00	<b>PERMIT FEE:</b> \$ 135.00	
Proposed Project Description:  Change Use - make Interior Renovations		Signature: <i>[Signature]</i>		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>3B</i> <i>BOCA 96</i>	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Signature: <i>[Signature]</i>
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:
Permit Taken By: Mary Gresik		Date Applied For: 15 December 1997				

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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SIGNATURE OF APPLICANT: *[Signature]* Lou Wood ADDRESS: DATE: *16 DEC 97* PHONE: *874-6959*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: *IL* CBL: 142-C-001

Zoning Approval:  
*[Signature]* 12/23/97  
**Special Zone or Reviews:**  
 Shoreland *sep. permits*  
 Wetland *Needed for*  
 Flood Zone *Signage*  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: *12/15/97*  
*[Signature]*

CEO DISTRICT *[Signature]*  
*M. Leamy*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION ~~1027B Forest Ave~~ 142-C-001

Issued to Neptune Properties

Date of Issue 11 March 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971336, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Maine Biotech Space

APPROVED OCCUPANCY

Research & Development

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*[Signature]*  
-----

(Date)

Inspector

*[Signature]*  
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Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# BUILDING PERMIT REPORT

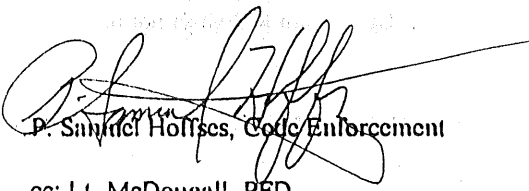
DATE: 26 DEC 97 ADDRESS: 1037 R Forest Ave.  
REASON FOR PERMIT: Change of use From vacant To (B) use group Pharmaceutical Research  
BUILDING OWNER: NepTune Properties  
CONTRACTOR: A: M Partners.  
PERMIT APPLICANT: Lou Wood APPROVAL: \*1, \*18\*19\*20, \*26, \*29\*30, \*31\*32 <sup>\*33</sup> ~~DENIED~~  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B

## CONDITION(S) OF APPROVAL

- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms

In each story within a dwelling unit, including basements  
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

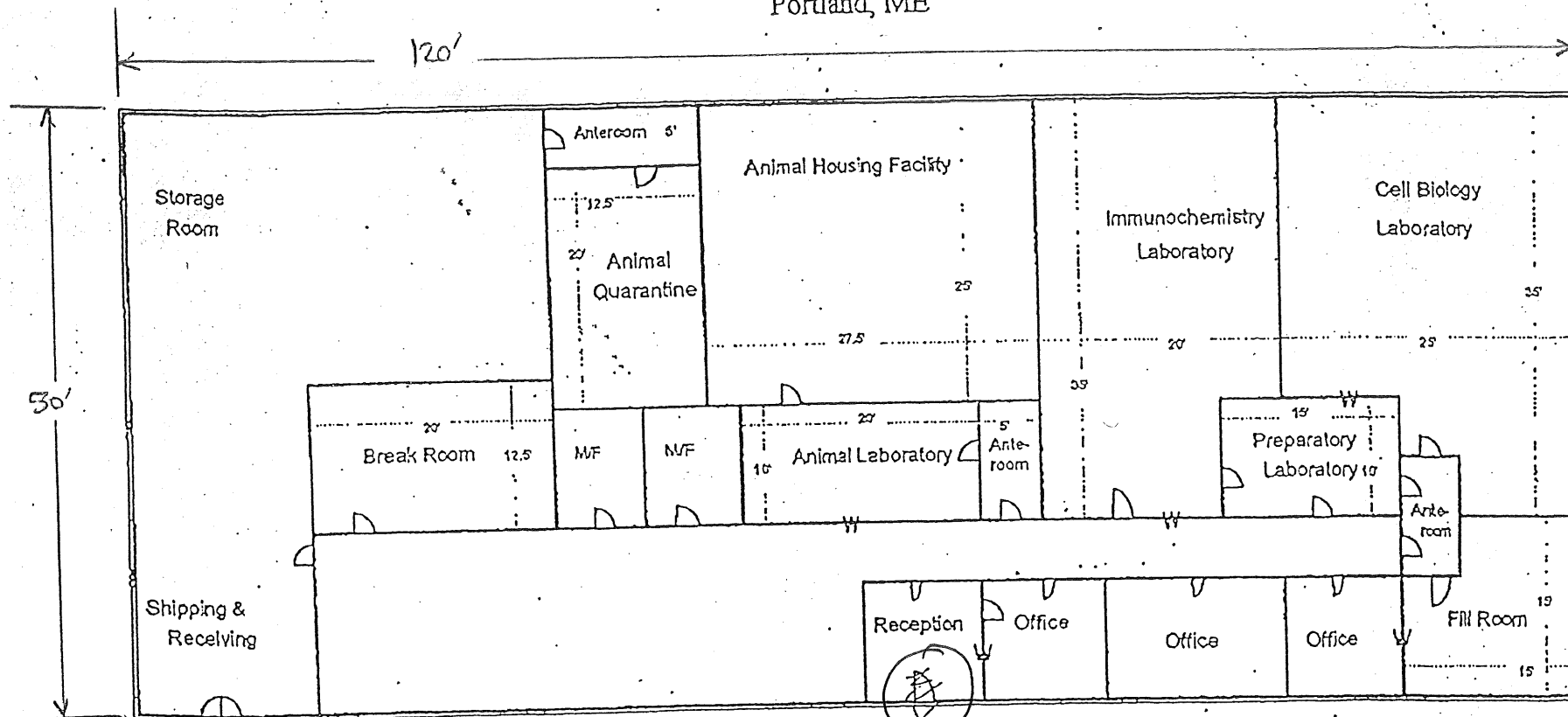
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- \* 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- \* 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- \* 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- \* 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- \* 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- \* 30. Maximum Travel distance of 75' is allowed for spaces with one means of egress.
- \* 31. State's Fire Marshall's office must give their approval if more than 5 heads are added of 20 heads are more on the sprinkler system.
- \* 32. A minimum of a (1)one hour Fire resistance wall must be constructed between tenants spaces.
- \* 33. A separate permit is needed for signage.
- 34.

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmickal

# EXHIBIT "A"

Revised Floor Plan for Maine Biotechnology Services, Inc.  
 1037R Forest Ave.  
 Portland, ME

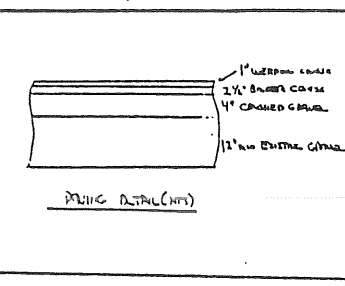
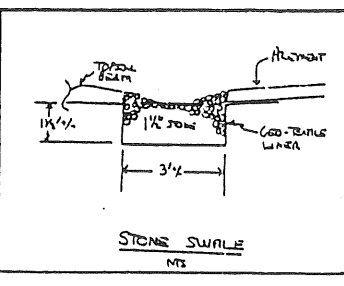
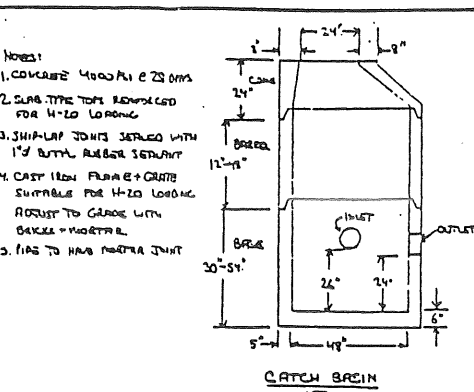
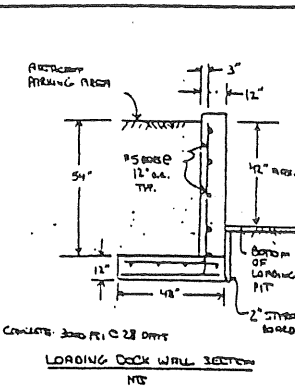
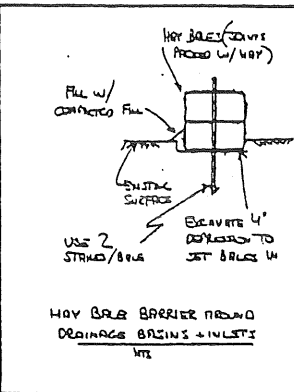
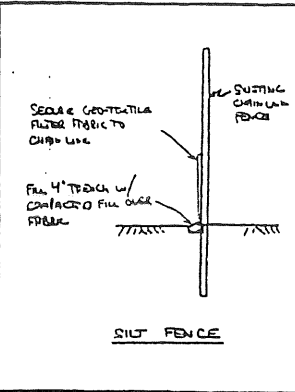


Laboratory	Current Space	Proposed Space
Animal Housing Facility	300ft <sup>2</sup>	680ft <sup>2</sup>
Main Animal housing		225
Quarantine room		200
Animal laboratory	325	700
Immunochem. Laboratory	150	750
Cell Culture Laboratory	125	150
Preparatory Laboratory	0	225
Fill Laboratory		

W = window

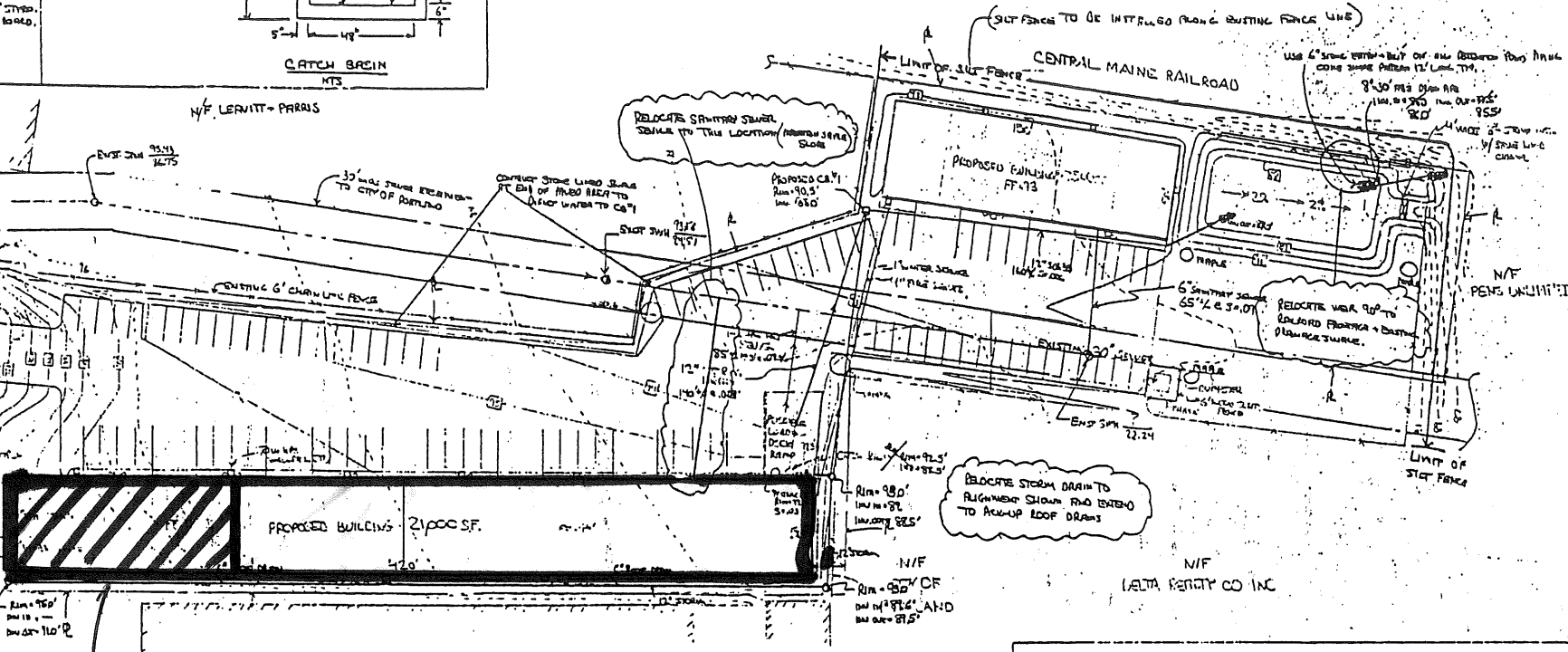
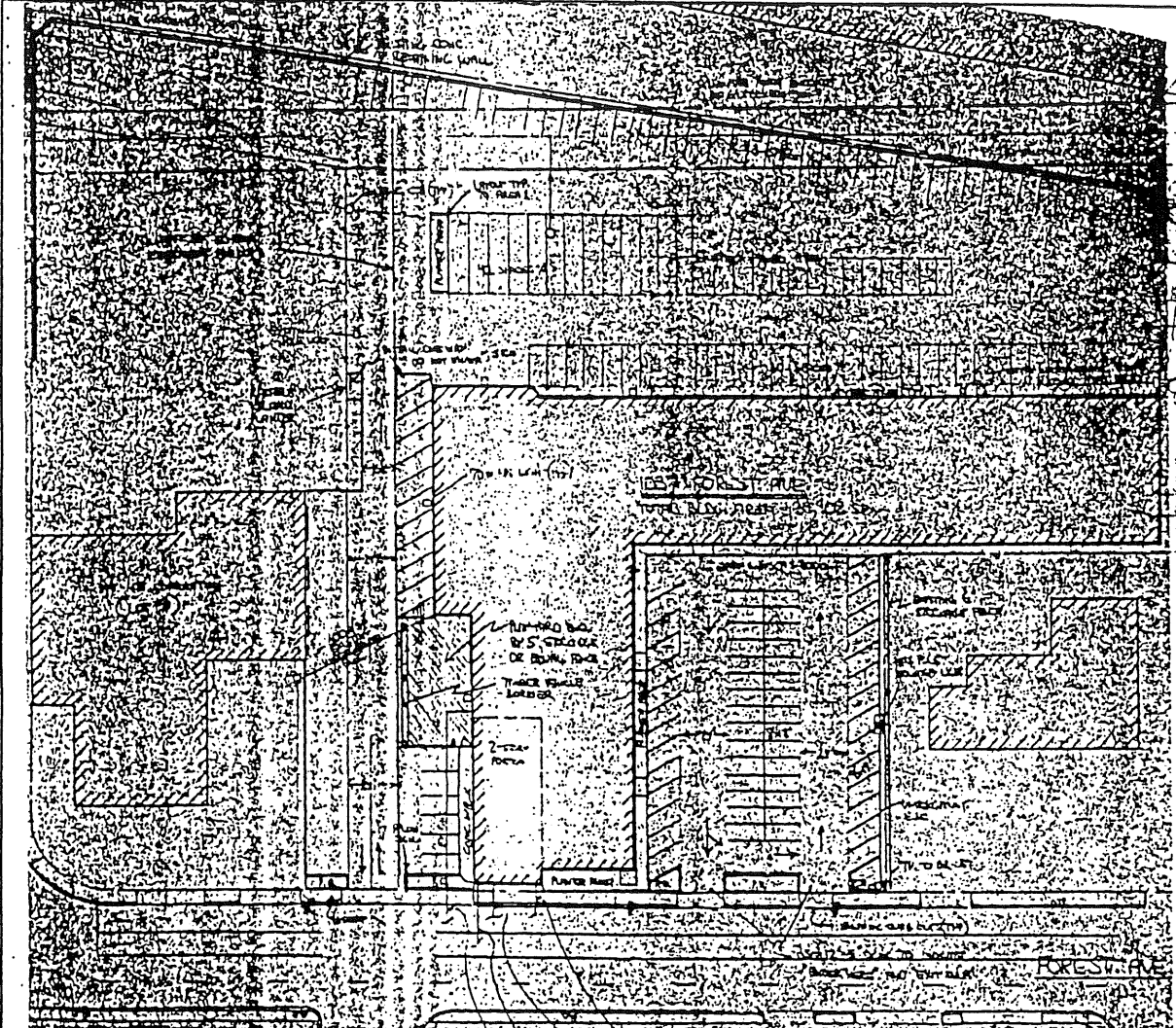
SCALE  
 1" = 13.6'

JAC

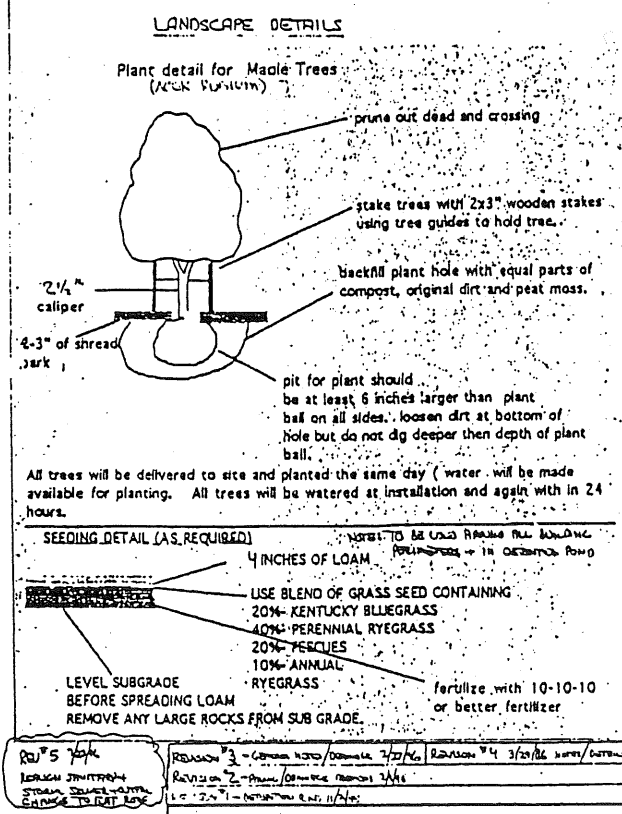


QUANTITIES REQUIRED:

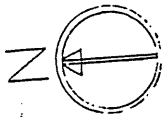
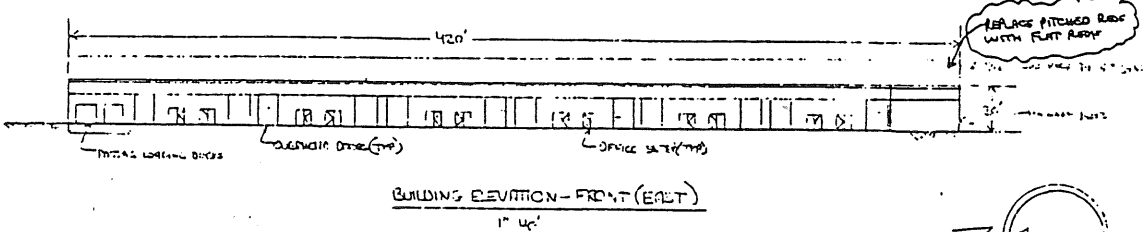
RETRIL (10000SF)	= 40
GRASS (10000SF)	= 25
STORAGE (2500SF)	= 7
	74
QUANTITIES LIMITED:	28



MIRINE BIOTECHNOLOGY SERVICES, INC.



- GENERAL NOTES: ALL PROJECT BOUNDARY INFORMATION TAKEN FROM SURVEYOR PLAN AND 250 COPY OF BY ORDER OF ENGINEERING DATED 2/21/14
- ALL CONNECTIONS TO EXISTING SEWER SHALL BE DONE IN ACCORDANCE WITH CITY OF PORTLAND SPECIFICATIONS, AND 24-HR NOTICE OF WORK PROVIDED TO PUBLIC WORKS DEPT.
  - ALL MATERIALS ON THE CITY'S SIDE SHALL BE WITHIN THE AREA WHICH WILL CHANGE IN GRADE UNLESS OTHERWISE SPECIFIED OR NOTED AS REQUIRED TO MEET PUBLIC WORKS DEPT. IN ACCORDANCE WITH CITY OF PORTLAND SPECIFICATIONS.
  - CATCH BASIN DETAIL SHALL MEET CITY OF PORTLAND SPECIFICATIONS.
  - LOADING DOCK RETAINING WALLS SHALL BE 12" REINFORCED CONCRETE.
  - CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR SHALL NOTIFY PUBLIC WORKS INSPECTOR 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
  - ALL APPROVED SET OF PLANS MUST BE MADE AVAILABLE AT THE CONSTRUCTION SITE OWNER OR HIS AUTHORIZED AGENT MUST BE AVAILABLE DURING CONSTRUCTION.
  - OWNER SHALL MEET WITH PUBLIC WORKS DEPT. TO OBTAIN PERMITS, INSURANCE, ETC.



NEPTUNE PROPERTIES, INC.

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 12/11/14		REVISED:
1037 FOREST AVE., PORTLAND, ME.		
SITE PLAN - PHASE II		